



## NOTICE OF ADMINISTRATIVE DECISION

September 17, 2018

Signarama  
Attn: Karen Schellinger  
3400 North Arizona Avenue, Suite 117  
Chandler, Arizona 85225  
Phone: (480) 821-0700  
Email: [permits@sarchandler.com](mailto:permits@sarchandler.com)

### **RE: DR03-86-E (PDR-2018-00139) – Lindsay Square Shops-Monument Signs**

Dear Ms. Schellinger:

Staff has reviewed and **approved** your Administrative Design Review request DR03-08-E (PDR-2018-00139) to modify two existing monument signs for the Lindsay Square Shops located at the northeast corner of South Lindsay Road and East Williams Field Road ("the site"). One sign is located along Lindsay Road, and the second sign is located along Williams Field Road. The site is zoned Community Commercial (CC).

The original Comprehensive Sign Package (CSP) (DR03-86) for the site was approved on July 14, 2005. A general summary of the current request is below:

- Modify two (2) existing monument signs along South Lindsay Road and East Williams Field Road.
- The existing plaza name will be removed to allow space for one new tenant panel on each side of the monument signs.
- The plaza name will be installed above the existing sign structure as a cabinet frame with aluminum skin and internally illuminated.
- All colors and materials will remain consistent with those approved in the original CSP case (DR03-86).

Staff has approved the current request with the following conditions:

- Prior to construction, a sign permit must be obtained.

- Construction shall conform to the exhibits attached with this Notice of Administrative Decision letter. All exhibits are stamped administratively approved September 17, 2018.
- Any signs permitted for the Lindsay Square Shops shall conform to the CSP as approved by the Design Review Board (DR03-86) during the public meeting on July 14, 2005.

If you have any questions regarding these findings, please contact me at (480) 503-6602 or [samantha.novotny@gilbertaz.gov](mailto:samantha.novotny@gilbertaz.gov).

Sincerely,



Samantha J.G. Novotny  
Planning Technician  
Town of Gilbert

Attachments: Application  
Project Narrative  
Monument Sign Elevations  
Sign Locations  
Notice of Action (DR03-86)  
Hearing Staff Report (DR03-86)

# MINOR ADMINISTRATIVE DESIGN REVIEW

## APPLICATION



Received By: \_\_\_\_\_

**Project Name:** Lindsay Square Shops

(Submit Project Name Change form and fee for name change.)

**Approved DR File Number:** \_\_\_\_\_

**Address or Location:** 2335 S Lindsay Rd, Gilbert AZ 85295

**Request Summary:** Permission to modify existing monuments to increase number of tenant panels without structural changes.

**Tax Parcel Numbers:** 304-42-831

**Net Acres:** 54,664 SF

**Zoning:** CC

**General Plan Character Area:**  
(if applicable)

☐ Santan  
☐ Gateway

☐ Heritage District  
☐ Morrison Ranch

**Overlay Zoning District:**

☐ Santan Freeway Corridor

☐ Phx/Mesa Gateway Airport  
☐ Vertical

**Property Owner: (Please print - all information must be provided)**

Name (print): Evdona II LLC

E-mail: NA

Address: 904 Cliff Rose Court

City, Zip: Sedona, AZ 85336

Phone: NA

Fax: N/A

Signature\*: See Attached

Date: NA

\* A letter of authorization from the property owner is required if the application is not signed by the owner.

**Applicant/Contact: (Please print - all information must be provided)**

Company: Signarama

Contact Name: Karen Schellinger

E-mail: permits@sarchandler.com

(print)

Address: 3400 N. Arizona Ave., Ste. 117

City, Zip: Chandler, AZ 85225

Phone: 480-821-1100

Fax: 480-821-0700

Signature: Karen Schellinger

Date: 7/25/2018

### FOR STAFF USE ONLY

Submittal Date \_\_\_\_\_

Case Number \_\_\_\_\_

Fee Paid \_\_\_\_\_

EDEN Permit Number \_\_\_\_\_

Receipt Number \_\_\_\_\_

EDEN Permit Type **PADRM**

Received By: \_\_\_\_\_

Date: \_\_\_\_\_

4 of 6

**APPROVED**

Administrative Design Review

Case # DR03-86-E (PDR-2018-00139)

Date September 17, 2018



Re: Administrative Design Review for Lindsay Square Shops Monument signs, located on the N/E corners of S Lindsey Rd & E Williams Field Rd.

Please give careful consideration to this request for a Administrative Design Review which will allow Lindsey Square Shops to complete a modification to these monuments. The signage per the drawings will not be detrimental to the surrounding buildings and tenants. Contrarily, it will be benifical to tenants as additional panels will be available.

Thank you for your time & consideration.

A handwritten signature in black ink that reads 'Karen Schellinger'.

Karen Schellinger  
Permit Specialist  
Signarama

**APPROVED**

Administrative Design Review

Case # DR03-86-E (PDR-2018-00139)

Date September 17, 2018



**EVDONA II, LLC**

Address or Intersection



**304-42-831**

**Owner Information**

Owner Name: EVDONA II LLC  
Property Address: 2315 S LINDSAY RD GILBERT 85295  
Mailing Address: 904 CLIFF ROSE CT SEDONA AZ 85336  
Deed Number: 160255713  
Sale Date:  
Sale Price: \$

**Property Information**

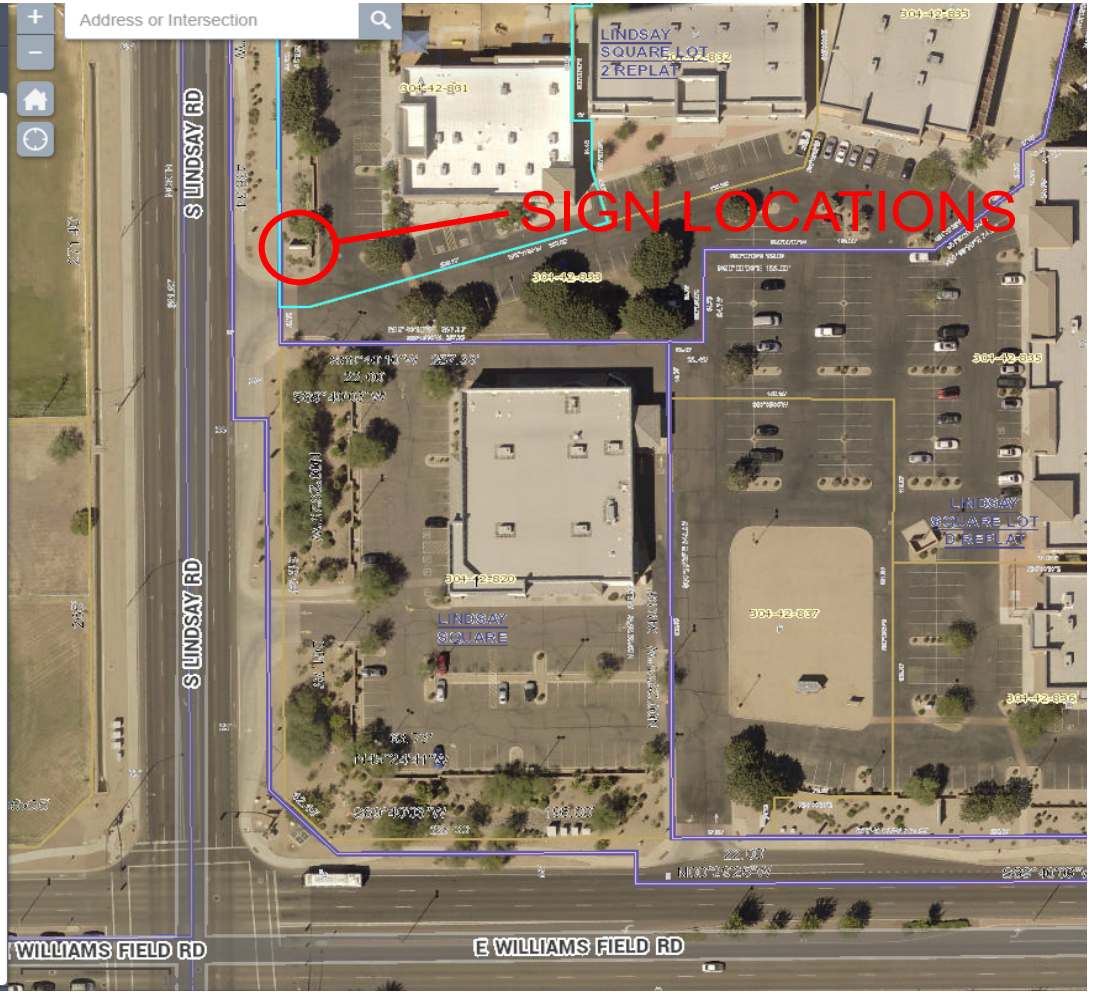
Lat/Long: 33.308286, -111.772344  
S/T/R: 29 1S 6E  
Jurisdiction: GILBERT  
Zoning: CC  
PUC: 2910  
Lot Size (sq ft): 54,664  
MCR #: 714-23  
Subdivision: LINDSAY SQUARE LOT 2 REPLAT  
Lot #: A  
Floor: 1  
Construction Year:  
Living Space (sq ft):

**Valuation Information**


Tax Year:	2019	2018
FCV:	\$2,298,100	\$2,124,200
LPV:	\$1,249,293	\$1,189,803



Zoom to



Date:	5.18.18	Project Name:	EVDONA II, LLC
Scale:	NTS	Address:	2335 S LINDSAY RD
Drawn:	5.18.18	City / State:	GILBERT, AZ
Sales:	CG	Zip Code:	85295



LISTED

This sign will be constructed to meet safety standards specified by Underwriters Laboratories Inc. and will be labeled with the UL Listed logo.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

All information contained in this and subsequent documents are the sole property of Signarama, Chandler. Any use or redistribution of said information contained within this documentation may be done only with the express written consent of Signarama, Chandler or any of its authorized agents. Copyright 2013.

<b>DESIGN DRAWING</b>	1 of 1
File No:	28241
File Location:	5.18
Designer:	WES

**APPROVED**  
Administrative Design Review  
Case # DR03-86-E (PDR-2018-00139)  
Date September 17, 2018



Feature Information  
(1 of 1)

**304-42-836**

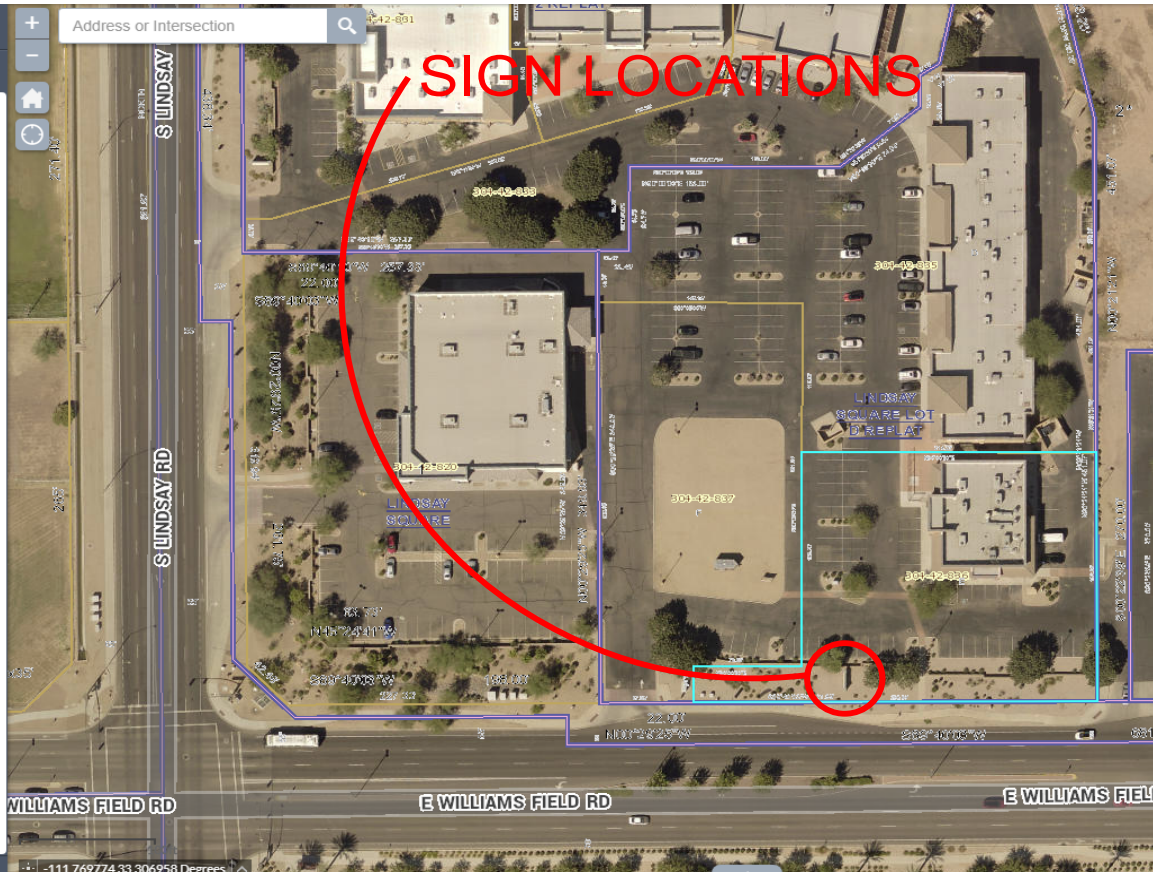
**Owner Information**  
 Owner Name: EVDONA II, LLC  
 Property Address: 884 E WILLIAMS FIELD RD GILBERT  
 Address: 85295  
 Mailing Address: 904 CLIFF ROSE CT SEDONA AZ 85336  
 Deed Number: 160255713  
 Sale Date:  
 Sale Price: \$

**Property Information**  
 Lat/Long: 33.307080, -111.771005  
 S/T/R: 29 15 6E  
 Jurisdiction: GILBERT  
 Zoning: CC  
 PUC: 1120  
 Lot Size (sq ft): 43,579  
 MCR #: 768-28  
 Subdivision: LINDSAY SQUARE LOT D REPLAT  
 Lot #: E  
 Floor: 1  
 Construction Year:  
 Living Space (sq ft):

**Valuation Information**

Tax Year:	2019	2018
FCV:	\$1,546,900	\$1,485,300
LPV:	\$976,928	\$930,408
Legal Class:	1	1

Zoom to



Date:	5.18.18	Project Name:	EVDONA II, LLC
Scale:	NTS	Address:	884 E WILLIAMS FIELD RD
Drawn:	5.18.18	City / State:	GILBERT, AZ
Sales:	CG	Zip Code:	85295

**UL**  
LISTED

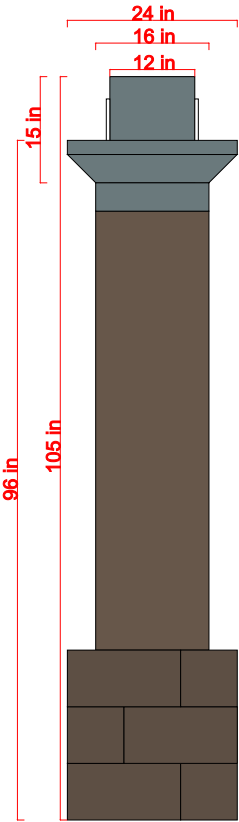
This sign will be constructed to meet safety standards specified by Underwriters Laboratories Inc., and will be labeled with the UL Listed logo.  
 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.  
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<b>DESIGN DRAWING</b>	<b>1 of 1</b>
File No:	28241
File Location:	5.18
Designer:	WES

**APPROVED**  
 Administrative Design Review  
 Case # DR03-86-E (PDR-2018-00139)  
 Date September 17, 2018



- 1) .090 ALUMINUM TOPPER W/ 3/4" ACRYLIC PUSH THRU ACRYLIC (INTERNALLY ILLUMINATED)
- 2) REMOVE EXISTING PLAZA NAME AND FABRICATE NEW MONUMENT PANELS
- 3) COLORS: ACRYLIC TO BE CLEAR BACK W/ WHITE TRANSLUCENT VINYL AND CABINET TO MATCH EXISTING PILLAR CAPS
- 4) SIZE 15" TALL x 125" WIDE x 12" DEEP
- 5) MATERIAL: 1" ANGLE FRAME W/ .090 ALUMINUM SKIN
- 6) MOUNTING: 1/4" SELF TAPPING SCREW W/ HEX WASHER HEAD (EVERY 18")
- 7) SILICONE ALL NEW SCREWS AND SEAMS TO PREVENT WATER LEAK



Section View

UPDATE EXISTING MONUMENT

PROPOSED NEW SIGN



3400 N. Arizona Ave. Suite 117/118 • Chandler, Arizona 85225  
Ph: 480.821.1100 • Fx: 480.821.0700



INTERNATIONAL  
SIGN  
ASSOCIATION

Date:	5.18.18	Project Name:	EVDONA II, LLC
Scale:	NTS	Address:	2335 S LINDSAY RD
Drawn:	5.18.18	City / State:	GILBERT, AZ
Sales:	CG	Zip Code:	85295



This sign will be constructed to meet safety standards specified by Underwriters Laboratories Inc. and will be labeled with the UL Listed logo.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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DESIGN DRAWING 1 of 1

File No: 28241

File Location: 5.18

Designer: WES

APPROVED  
Administrative Design Review  
Case # DR03-86-E (PDR-2018-00139)  
Date September 17, 2018



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- 6) MOUNTING: 1/4" SELF TAPPING SCREW W/ HEX WASHER HEAD (EVERY 18")
- 7) SILICONE ALL NEW SCREWS AND SEAMS TO PREVENT WATER LEAK



**A** Section View  
UPDATE EXISTING MONUMENT

PROPOSED NEW SIGN



## Notice of Action

**Project Name:** DR03-86 COMPREHENSIVE SIGN PACKAGE FOR  
LINDSAY SQUARE LOCATED AT THE NEC OF LINDSAY  
AND WILLIAMS FIELD ROADS.

**Project Number:** DR03-86

**Date:** August 1, 2005

**Applicant Information:** Scott D. Hudson  
Arizona Commercial Signs  
4018 E. Winslow  
Phoenix, AZ 85040

**Owner Information:** Lindsay Williams Field Investors, LLC  
8111 E. Indian Bend Rd.  
Scottsdale AZ 85250

**Planner:** David Nicolella, Planner I *DN*  
P: 480.503.6746 F: 480.497-4923  
Email: [davidn@ci.gilbert.az.us](mailto:davidn@ci.gilbert.az.us)

**Action:** The Design Review Board on July 14, 2005 approved this project, subject to the conditions attached. Please incorporate these conditions in the set of construction documents or civil drawings to help us in expediting the implementation phase of this project. **Please ensure all public hearing notice signs are removed from the site.**

Should you have any questions, please do not hesitate to call me

Attachments: **Design Review Board Minutes; 7-14-05**

**ST04-12** - Approval of (4) four standard plans: "Regency" Series, Plans 209, 210, 212, and 301.1 proposed by Trend Homes for 75 lots (529-604, Neighborhood 9), at Power Ranch. The subdivision is located at the southwest corner of Power and Pecos Roads.

Staff recommends approval of ST04-12, Plans 209, 210, 212, and 301.1 proposed by Trend Homes for 75 lots (529-604, Neighborhood 9), at Power Ranch, subject to the following conditions:

1. All standard plans shall meet requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.
2. All standard plan elevations shall be built per exhibits approved by the Design Review Board as presented at the public hearing of July 14, 2005, subject to staff conditions.
3. These standard plans are approved for 75 lots, lot 529-604 of Neighborhood 9 within the Power Ranch PAD. Any two or more additional standard plans or major revisions to the approved plans shall require review and approval by the Design Review Board prior to the issuance of a building permit.
4. All standard plans shall adhere to the lot coverage and setback requirements conditioned by Ordinance No. 1450 in rezoning case Z02-21. Coverage is interpreted as the area under roof including patios, porches and garages.

**DR03-86** - Approval of a Comprehensive Sign Package for Lindsay Square located at the northeast corner of Lindsay and Williams Field Roads. The subject site is zoned CC (Community Commercial) with a Planned Area Development (PAD) overlay.

Staff recommends approval of DR03-86, a Comprehensive Sign Package for Lindsay Square subject to the following conditions:

1. Any signs permitted for the Lindsay Square Shopping Center shall conform to the sign packet for Lindsay Square as approved by the Design Review Board on the public meeting of July 14, 2005.
2. The applicant shall submit to the Planning Department a revised site plan showing one monument sign on E. Williams Field Rd with a potential for a second monument upon submittal of letter by user of lot 1 (Walgreen's) that their right to have a monument sign along E. Williams Field Road is forfeited.
3. All signage must be reviewed and approved by the Planning Department prior to the issuance of a sign permit.

**DR05-23** - Approval of the site plan, grading and drainage, architecture, landscaping, elevations, and lighting for two separate condominium projects totaling 352 units within the Power Ranch PAD at the SWC and SEC of Germann Road and Ranch House Parkway.

Staff recommends approval of the site plan, grading and drainage, architecture, landscaping, elevations, and lighting for two separate condominium projects totaling 352 units proposed within the Power Ranch PAD (DR05-23) subject to the following conditions:

1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the July 14, 2005 public hearing.
2. At the time of construction document submittal, the site plan shall include Town of Gilbert standard commercial and industrial site plan notes adopted by the Design Review Board on March 11, 2004.

1. Construction of the project shall conform with exhibits approved by the Design Review Board at the July 14, 2005 public hearing.
2. At the time of construction document submittal, the site plan shall include Town of Gilbert standard commercial and industrial site plan notes adopted by the Gilbert Design Review Board March 11, 2004.

**ST04-12** - Approval of (4) four standard plans: "Regency" Series, Plans 209, 210, 212, and 301.1 proposed by Trend Homes for 75 lots (529-604, Neighborhood 9), at Power Ranch. The subdivision is located at the southwest corner of Power and Pecos Roads.

Staff recommends approval of ST04-12, Plans 209, 210, 212, and 301.1 proposed by Trend Homes for 75 lots (529-604, Neighborhood 9), at Power Ranch, subject to the following conditions:

1. All standard plans shall meet requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.
2. All standard plan elevations shall be built per exhibits approved by the Design Review Board as presented at the public hearing of July 14, 2005, subject to staff conditions.
3. These standard plans are approved for 75 lots, lot 529-604 of Neighborhood 9 within the Power Ranch PAD. Any two or more additional standard plans or major revisions to the approved plans shall require review and approval by the Design Review Board prior to the issuance of a building permit.
4. All standard plans shall adhere to the lot coverage and setback requirements conditioned by Ordinance No. 1450 in rezoning case Z02-21. Coverage is interpreted as the area under roof including patios, porches and garages.

**DR03-86** - Approval of a Comprehensive Sign Package for Lindsay Square located at the northeast corner of Lindsay and Williams Field Roads. The subject site is zoned CC (Community Commercial) with a Planned Area Development (PAD) overlay.

Staff recommends approval of DR03-86, a Comprehensive Sign Package for Lindsay Square subject to the following conditions:

1. Any signs permitted for the Lindsay Square Shopping Center shall conform to the sign packet for Lindsay Square as approved by the Design Review Board on the public meeting of July 14, 2005.
2. The applicant shall submit to the Planning Department a revised site plan showing one monument sign on E. Williams Field Rd with a potential for a second monument upon submittal of letter by user of lot 1 (Walgreen's) that their right to have a monument sign along E. Williams Field Road is forfeited.
3. All signage must be reviewed and approved by the Planning Department prior to the issuance of a sign permit.

**DR05-23** - Approval of the site plan, grading and drainage, architecture, landscaping, elevations, and lighting for two separate condominium projects totaling 352 units within the Power Ranch PAD at the SWC and SEC of Germann Road and Ranch House Parkway.

Staff recommends approval of the site plan, grading and drainage, architecture, landscaping, elevations, and lighting for two separate condominium projects totaling 352 units proposed within the Power Ranch PAD (DR05-23) subject to the following conditions:



# DESIGN REVIEW BOARD STAFF REPORT

AGENDA  
# 5

**TO:** DESIGN REVIEW BOARD

**FROM:** DAVID NICOLELLA, PLANNER I *DN*

**THROUGH:** MARIA S. CADAVID, AICP, PLANNING MANAGER *MS*

**MEETING DATE:** JULY 14, 2005

**SUBJECT:** DR03-86 COMPREHENSIVE SIGN PACKAGE FOR LINDSAY SQUARE LOCATED AT THE NEC OF LINDSAY AND WILLIAMS FIELD ROADS.

## REQUEST

Approval of a Comprehensive Sign Package for Lindsay Square located at the NEC of Lindsay and Williams Field Roads. The subject site is zoned CC (Community Commercial) with a Planned Area Development (PAD) overlay.

## RECOMMENDED MOTION

Move to approve DR03-86 Comprehensive Sign Package subject to conditions.

## APPLICANT/OWNER

Scott D. Hudson  
Arizona Commercial Signs  
4018 E. Winslow  
Phoenix, AZ 85040  
V: 480-921-9900  
F: 602-437-8073  
E: shudson@arizonacommercialsigns.com

Lindsay Williams Field Investors, LLC  
8111 E. Indian Bend Rd.  
Scottsdale AZ 85250

V: 480-894-6363  
F: N/A  
E: N/A

## HISTORY

**April 18, 1989:** The Town Council approved Ordinance 628 (Z88-17), which rezoned the property from AG (Agricultural) to PSC-1 (Planned Shopping Center) and R-S (Residential Services) as part of the Lindsay/Williams Field PAD.

**April 1, 1997::** The Town Council approved Ordinance 1021 (Z96-29), for the modification of the development plan for the Lindsay/Williams Field PAD.

**January 5, 1999:** The Town Council approved S520, the Final Site Plan for the proposed Walgreen's, the preliminary site plan for the retail center and garden office complex.

**September 12, 2002:** DR02-52, Approval of the site plan, grading and drainage, architecture, landscaping, elevations, and lighting for two medical buildings located east of the NEC of Lindsay & Williams Field Roads.

**December 11, 2003** DR03-86 Approval of site plan, architecture, landscaping, grading, elevations and lighting for the Lindsay Square commercial development located at the northeast corner of Lindsay and Williams Field Roads within the C-1 Light Commercial zone with a PAD overlay.

### PROJECT FACTS

#### Surrounding Land Uses:

	Land Use Category	Existing Zoning	Existing Use
<b>North</b>	Residential 2 – 3.5 du/acre	PAD with the underlying zoning SF-7 & SF-15	Single Residential Dwellings
<b>East</b>	Neighborhood Office (NO)	PAD with the underlying zoning Neighborhood Office (NO)	Medical Office Buildings
<b>South</b>	Residential 1-2 du/acre	Maricopa County	Vacant
<b>West</b>	Residential 0-1 du/acre	Maricopa County	Single Residential Dwellings
<b>Onsite</b>	Community Commercial (CC)	PAD with underlying zoning Community Commercial (CC)	Five retail building totaling approximately 56,400 square feet

#### Data:

Signage Details	Proposed	Sign Code Regulations - Commercial
Number of signs proposed	21 Wall signs 3 Monuments – double sided	Sign are regulated based on placement, maximum sign area, and linear feet of frontage.
Maximum wall sign area allowed	1.5 sq.ft of sign area per 1 linear foot of frontage,- other restrictions apply	1.5 sq.ft per linear foot of frontage, >75'. All buildings in this center are setback >75'
Maximum number of monument signs	3 new signs proposed. 2 on East Williams Field and 1 on South Lindsay Road	1 sign per 300' street frontage, minimum spacing 100' apart
Maximum monument sign height and area per sign	3 monument signs at 8 feet and 60 sq.ft. (each side)	8 feet and 60 sq.ft per sign allowed (each side)
Maximum sign length	80% of sign band	80% maximum of sign band
Maximum letter height	80% of sign band	80% maximum of sign band
Type of signs	LED and Internally illuminated neon pan channel letters, acrylic face, 3" returns. Illumination to be 6500 white neon or LED.	Illuminated and non-illuminated permitted, no exposed raceways allowed.

## DISCUSSION AND ANALYSIS

### Signage

This application is for a Comprehensive Sign Package for Lindsay Square Shops currently under construction. The proposed signage meets code in terms of size, placement, design, quality of materials, and construction. Paint colors and materials proposed for the monument signs are identical to those of the building.

### Monument Signs

The applicant is requesting two monument signs along E. Williams Field Road and one along S. Lindsay Road. Located on the northeast corner of E. Williams Field and S. Lindsay Roads is an existing Walgreen's drug store. This is not part of the comprehensive sign package and yet the applicant is counting the Walgreen's street frontage as part of their overall street frontage calculation. The applicant is requesting two monument signs along E. Williams Field Road and is using the Walgreen's street frontage to achieve the six-hundred (600) feet of street frontage required to have two monument signs. If two monument signs are approved along E. Williams Field Road then the Walgreen's will not be allowed to have a monument sign if they ever chose to do so. For several years Walgreen's has been operating without monument signs. Walgreen's never had a monument signs installed on either E. Williams Field or S. Lindsay Roads. Nevertheless, staff requested the applicant to obtain a letter from Walgreen's acknowledging their street frontage is being used to justify two monument signs and if two monument signs are approved Walgreen's will forfeit their right to ever have a monument sign along E. Williams Field Road.

Staff recommends that only one monument sign on E. Williams Field and one on S. Lindsay Roads be approved until the applicant obtains a letter from Walgreen's. Staff will assure that these signs meet Town code for placement at a minimum of 100' from each other with one sign allowed for every 300' of frontage.

The monument signs are 8' tall, incorporate the colors and brick veneers used on the shopping center building, and measure approximately 60 sq.ft of sign area per side. Each monument sign will be positioned in accordance with the sight visibility triangle regulation.

### Wall Signs

Staff finds that wall signage meets code requirements in terms of sign area, placement, and materials. Signage will have internally illuminated neon pan channel letters with acrylic faces. Illumination will be 6500 white neon or LED. Corporate colors for plexi-glass, trim caps, and returns may be used.

## FINDINGS

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of the project:

1. The project is consistent with the Commercial Design Guidelines;
2. The project is consistent with all applicable provisions of the Zoning Code;
3. The project is compatible with adjacent and nearby commercial development; and
4. The project design provides for safe and efficient provision of public services.

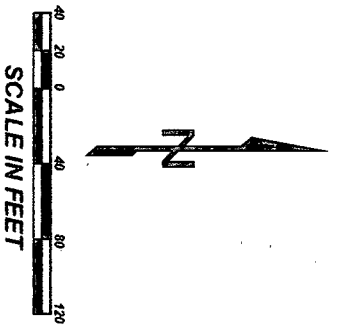
## STAFF RECOMMENDATION

Approval of DR03-86, a Comprehensive Sign Package for Lindsay Square subject to the following conditions:

1. Any signs permitted for the Lindsay Square Shopping Center shall conform to the sign packet for Lindsay Square as approved by the Design Review Board on the public meeting of July 14, 2005.
2. The applicant shall submit to the Planning Department a revised site plan showing one monument sign on E. Williams Field Rd with a potential for a second monument upon submittal of letter by user of lot 1 (Walgreen's) that their right to have a monument sign along E. Williams Field Road is forfeited.
3. All signage must be reviewed and approved by the Planning Department prior to the issuance of a sign permit.

### Attachments

- A six (6) page sign package which includes the following:
  1. Vicinity map/ Site plan
  2. Pad B1/RESTAURANT wall signs
  3. Pad SA1/SHOPS wall signs
  4. Pad RP1and OP1/RETAIL/OFFICE wall signs
  5. Pad DCP1/DAYCARE wall signs
  6. Monument sign elevation

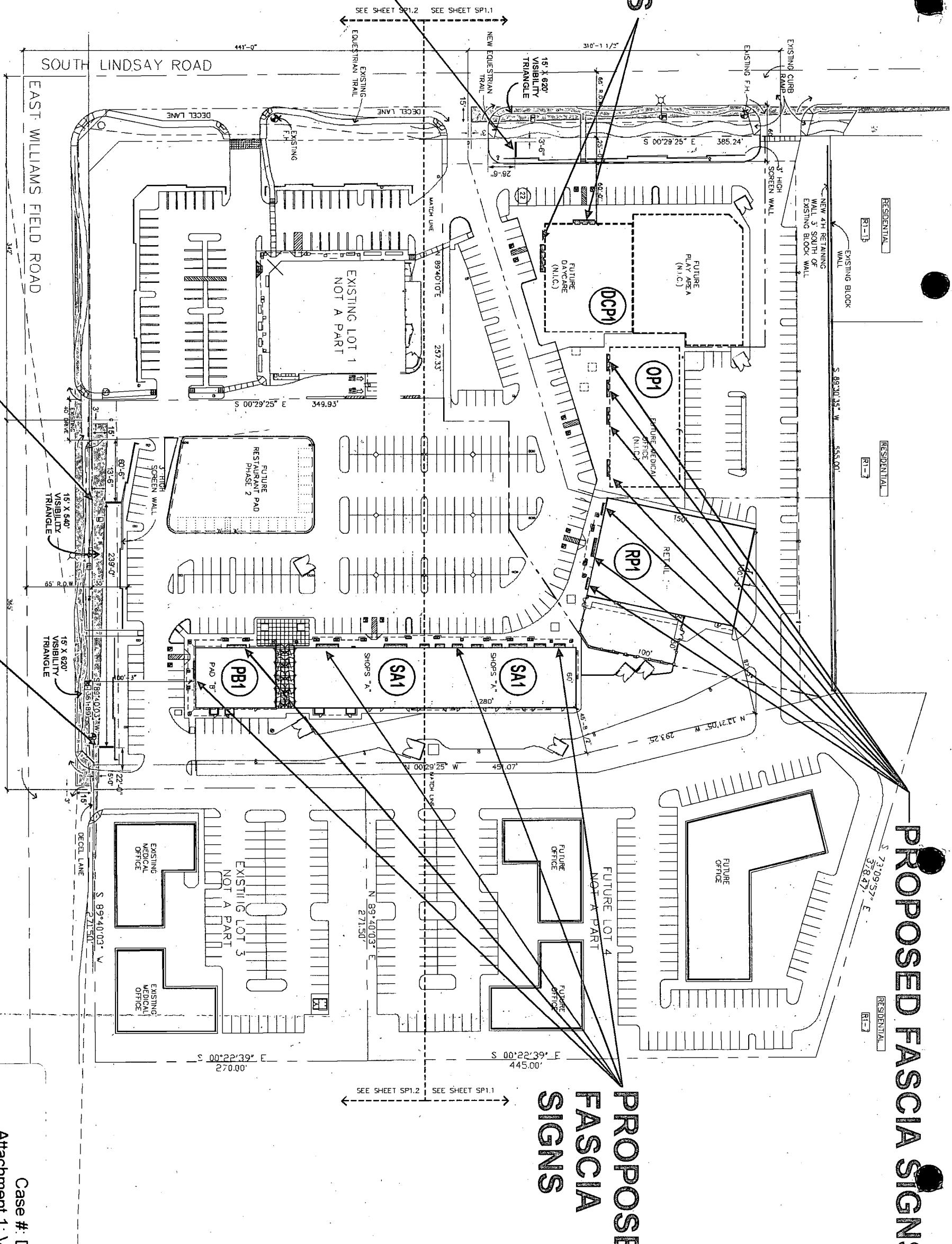


PROPOSED  
FASCIA SIGNS

PROPOSED  
MONUMENT  
SIGN "A1"

PROPOSED FASCIA SIGNS

PROPOSED  
FASCIA  
SIGNS



PROPOSED MONUMENT SIGN "A2"

PROPOSED MONUMENT SIGN "A3"

5

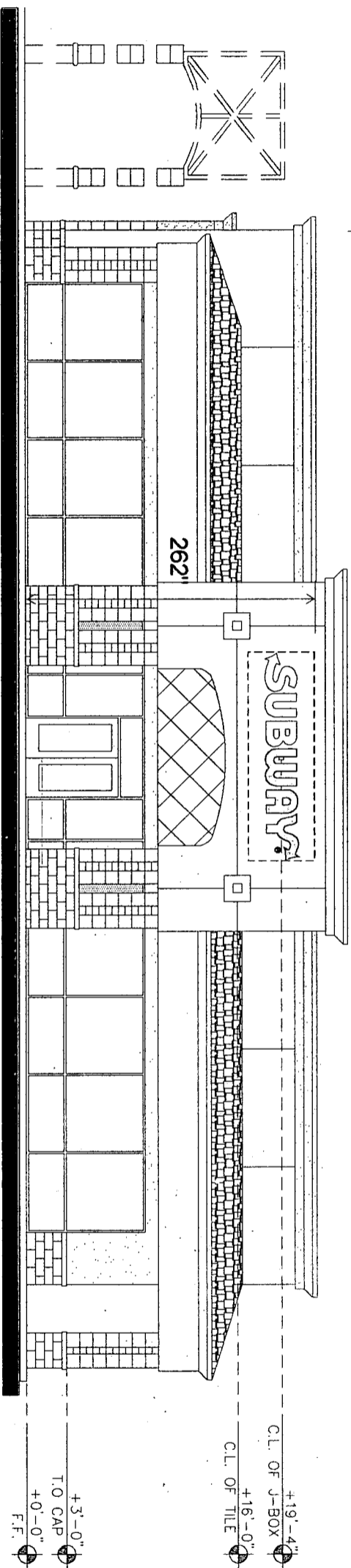
www.arizonacommercialsigns.com • 4018 E. WINSLOW • PHOENIX, AZ 8504 • OFF: (480) 921-9900 • FAX: (602) 437-8073			
Project Name: LEXON - Site Plan - 3222 E. Lindsay Road, Gilbert, AZ			
Nationwide	Sign Systems	CONTACT: SCOTT HUDSON - 602.570.1912	DATE OF DWG: 04/14/05
SCALE(S):		ELEVATION:	REVISION DATE: 06/08/05
SIGN DESIGN:		DETAILS: 1" = 100'	LANDLORD APPROVAL: DATE OF APPV'L:

THIS DRAWING IS THE PROPERTY OF ARIZONA COMMERCIAL SIGNS & IS NOT TO BE REPRODUCED BY ANY OTHER SIGN COMPANY

Case #: DR03-86  
Attachment 1: Vicinity/Site Plan  
July 14, 2005



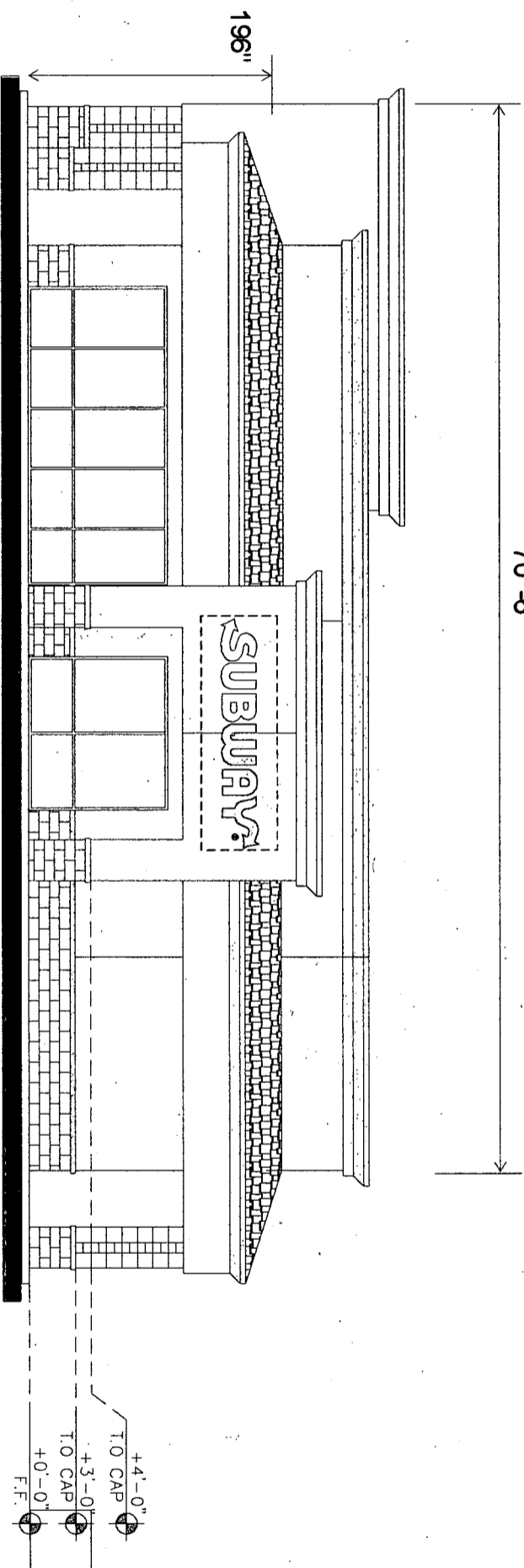
80'-3"



**PB1** West Elevation - "Pad B/Restaurant" Pad

Scale 3/32" = 1'

70'-6"



**PB1** South Elevation - "Pad B/Restaurant" Pad

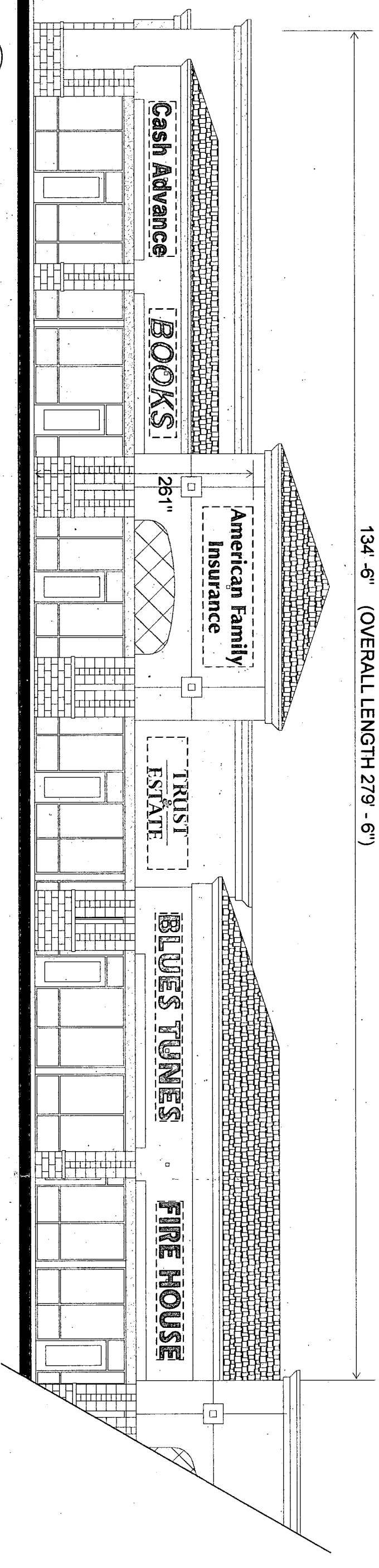
Scale 3/32" = 1'

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<b>Project Name:</b> LINDSAY SQUARE - "PAD B/RESTAURANT PAD" Elevations - 3222 S. Lindsay Road, Gilbert, AZ	
<b>Sign Systems:</b> CONTACT: SCOTT HUDSON - 602.570.1912	
<b>SCALE(S):</b>	<b>DATE OF DWG.:</b> 06/17/04
<b>ELEVATION:</b> 3/32" = 1'-0"	<b>REVISION</b> 06/08/05
<b>DETAILS:</b>	<b>DATE OF APPL.:</b>

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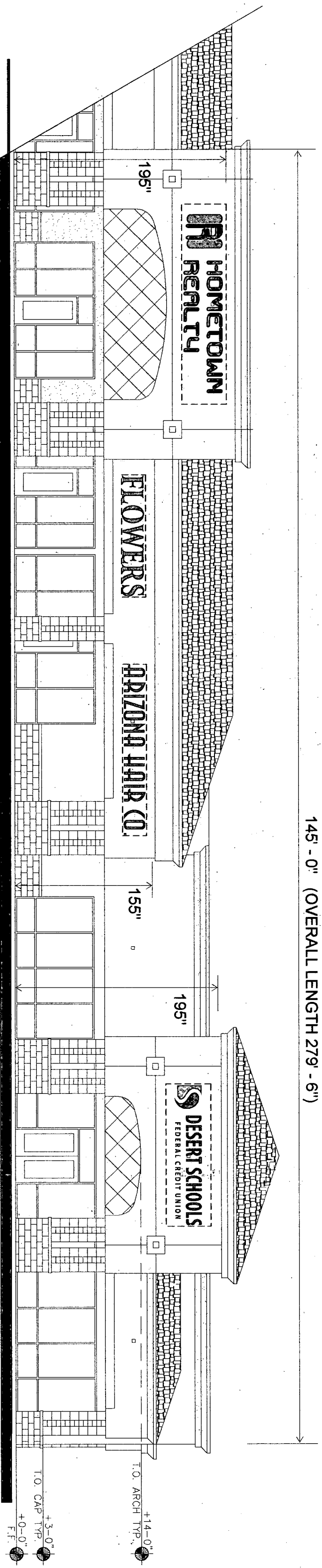
134' -6" (OVERALL LENGTH 279' -6")



SA1 North-West Elevation - "RETAIL SHOPS" Pad

Scale 3/32" = 1'

145' - 0" (OVERALL LENGTH 279' - 6")



SA1 South-West Elevation - "RETAIL SHOPS" Pad

Scale 3/32" = 1'

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Project Name: LINDSAY SQUARE - "SHOPS "A"" Elevations - 3222 S. Lindsay Road, Gilbert, AZ

Sign Systems CONTACT: SCOTT HUDSON - (602) 570-1912 DATE: 06/17/04 REVISION: 06/08/05

SCALE(S): ELEVATION: 3/32" = 1'-0" OF DWG.: 06/17/04 DATE: 06/08/05

COMMERCIAL SIGNS SIGN DESIGN: CONNOR SCOTT LANDLORD APPROVAL: DATE OF APPL: DATE OF APPL:

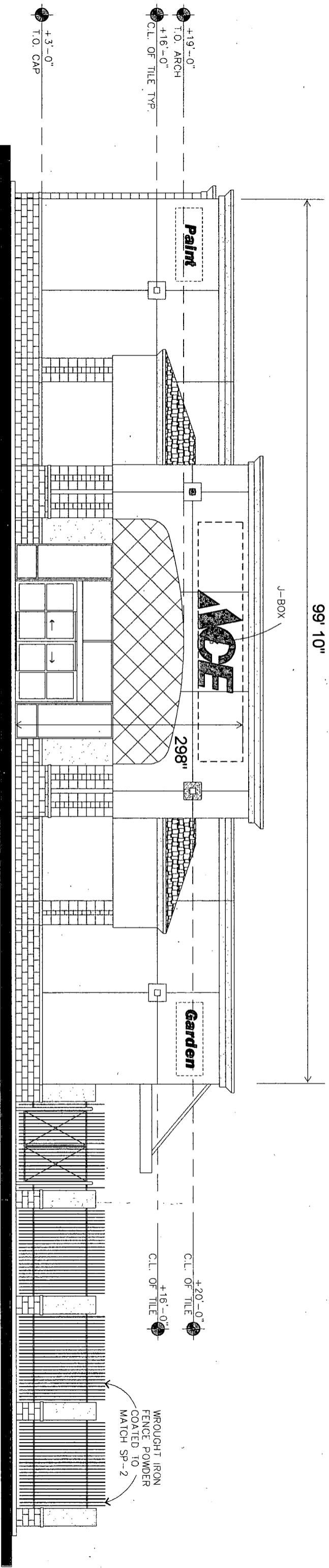
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Case #: DR03-86

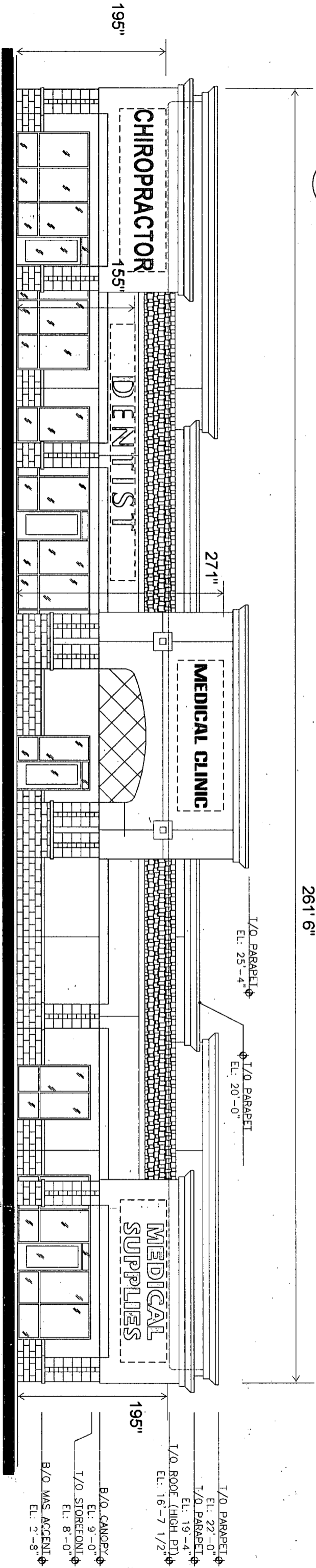
Attachment 3: Pad SA1/Shops Wall

Signs

July 14, 2005



RP1 South Elevation - "RETAIL/ACE Hardware" Pad  
Scale 3/32" = 1'



OP1 South Elevation - "MEDICAL OFFICE" Pad  
Scale 3/32" = 1'

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**Project Name:** LINDSAY SQUARE - "RETAIL/OFFICE" Elevations - 3222 S. Lindsay Road, Gilbert, AZ

**Nationwide Sign Systems**

**CONTACT:** SCOTT HUDSON 602.570.1912

**SCALE(S):** CONTACT: SCOTT HUDSON 602.570.1912

**ELEVATION:** 3/32" = 1'-0"

**DATE:** 06/17/04

**REVISION:** 06/08/05

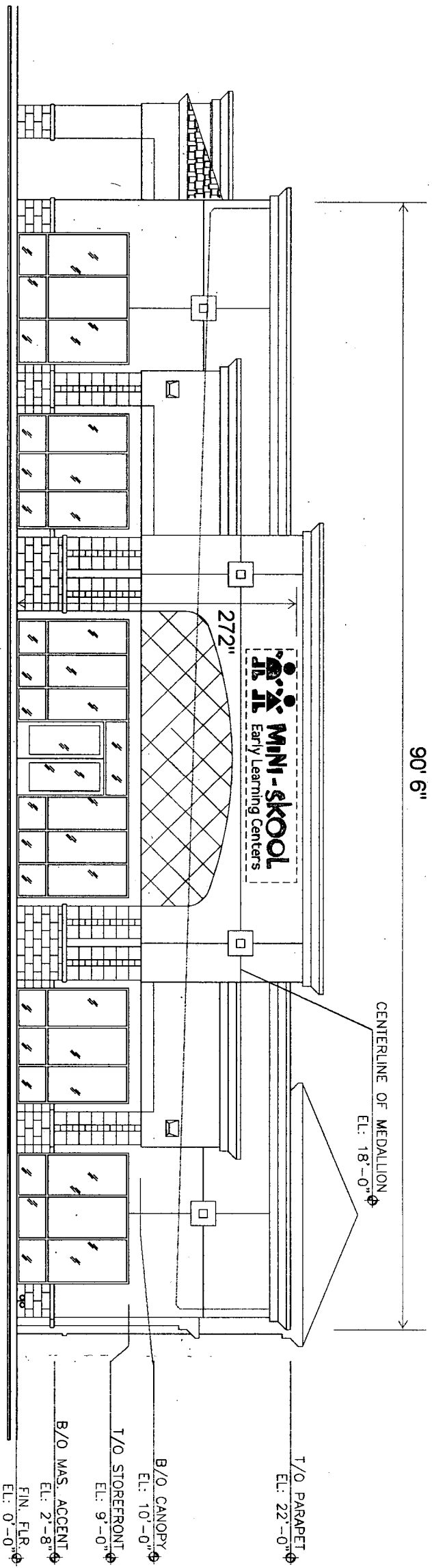
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**DATE OF APPL:**

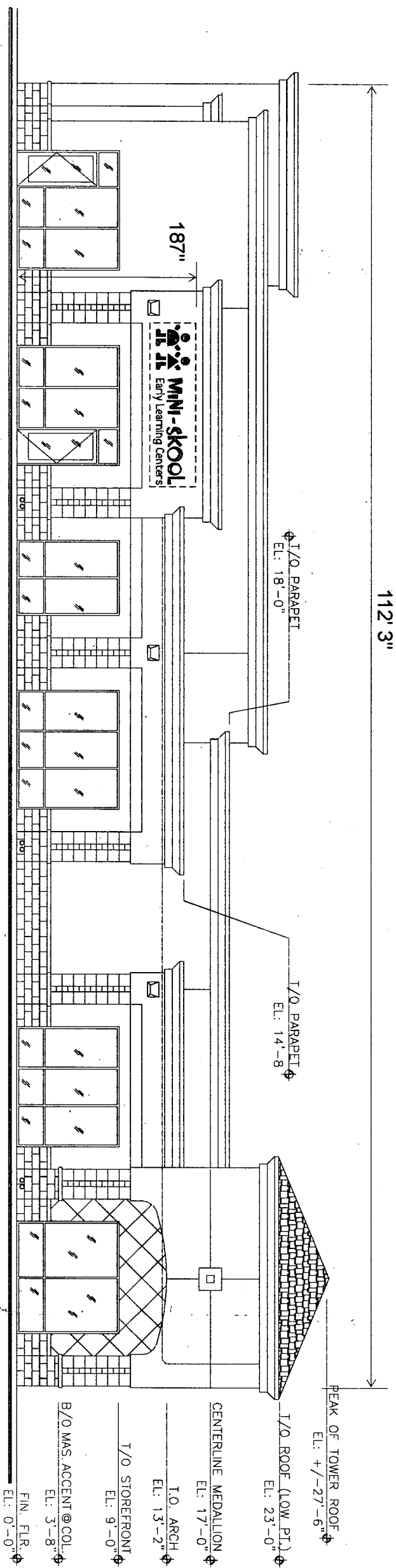
**DESIGN:**

**DETAILS:**

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DCP1 West Elevation - "DAYCARE" Pad  
Scale 3/32" = 1'



DCP1 South Elevation - "DAYCARE" Pad  
Scale 3/32" = 1'

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Project Name: LINDSAY SQUARE - Elevations - 3222 S. Lindsay Road, Gilbert, AZ	
Nationwide Sign Systems	CONTACT: SCOTT HUDSON - 602.570.1912
SCALE(S):	DATE OF DWG.: 06/17/04
REVISION	DATE
06/08/05	
DATE OF APPL.	

Commercial Signs

Sign Design: COMMERCIAL SIGNS

DETAILS:

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(480) 921-9900

Phoenix, AZ 85040  
fax: (602) 437-8073

PREPARED BY: SCOTT D. HUDSON

***SIGN CRITERIA***  
***LINDSAY SQUARE***

**SIGN CRITERIA**

This criteria has been developed to insure design compatibility among all signs at N.E. corner of Lindsay and Williams Field in Gilbert, Arizona. Conformance to this criteria will be strictly enforced. Any sign installed that is not conforming to this criteria and not approved by the Developer/Landlord must be removed or brought into conformance by the Applicant and/or its Sign Contractor.

The Landlord shall approve all signs, in writing, prior to installation. Sign permits must be obtained from the Town of Gilbert before installation.

The following is a description of the design criteria:

**GENERAL SIGNAGE REQUIREMENTS**

Any reference herein to the word Tenant or Tenants shall be construed to be the same as Owner or Owners.

1. The Landlord shall review the shop drawings and specification (2) two sets and return (1) one set to the Applicant marked "Approved", "Approved as Noted", or "Revise and Re-Submit".
2. "Revise and Re-Submit" drawings will be returned to the Applicant with comments. These drawings shall be revised by the Applicant and re-submitted to the Landlord for its approval.
3. Upon receipt of the Landlord approval, the Applicant must first obtain permit from the Building Department with the Town of Gilbert. Subsequent to city approval, the Applicant may proceed with installation.
4. No signs, advertisements, notices, or other lettering shall be exhibited, inscribed, painted, or affixed on any part of a sign. Except lettering and/or graphics, which have received the prior written approval of the Developer/Landlord.

5. Applicant or its Representatives shall obtain all permits for its exterior sign and its installation. Applicant shall be responsible for all requirements and specifications.
6. Applicant shall have the sole responsibility for compliance with all applicable statutes/codes, ordinances, or other regulations for all work performed on the premises by or on behalf of the Applicant.
7. The Landlord's approval of the Applicant's plan specifications, calculations, or work shall not constitute an implication, representation, or certification by the Landlord that said items are in compliance with the Applicant statutes/codes, ordinances, or other regulations.
8. All signage is subject to the Town of Gilbert approval and this master sign exhibit. Developer/Landlord will support all applications for signs in compliance with this exhibit but cannot guarantee city approval.
9. All signage shall be constructed and installed at the Tenant's expense.
10. Tenant and the Tenant's Contractor shall be responsible for the repair of any damage caused by installation or removal of any signage.
11. All sign bolts, fastenings, sleeves, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted.
12. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
13. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
14. All exposed metal shall be painted to render them inconspicuous.
15. No exposed tubing, conduit, or raceways will be permitted. All conductors, transformers, and other equipment shall be concealed.
16. All electrical signs shall bear the UL label and be mounted on top of letters.
17. All signs shall conform to Uniform Building Code Standards.
18. All electrical signs shall conform to National Electrical Code Standards.
19. Tenant shall be liable for the operation of their Sign Contractor.
20. Painted lettering will not be permitted.
21. Flashing, moving, or audible signs will not be permitted with the exception of drive-thru menu boards and speakers.
22. No exposed neon lighting shall be used on signs, symbols, or decorative elements without prior approval by the Developer/Landlord and the Town of Gilbert.

23. Standard white vinyl die cut copy may be used to display hours of business, emergency numbers, etc. All window graphics and displays shall be subject to the approval of the Developer/Landlord prior to fabrication or implementation.
24. Wall signs (I.D. NAME ONLY) shall consist of individual internally illuminated pan channel letters with plexi-glass faces, 5" returns and 3/4" to 1" trim cap. The returns and trim cap to match in color. Color is open to landlord and tenants approval. Signs with modifiers shall consist of individual reverse pan channel letters with a halo illumination. Color to be determined by landlord and tenant. Modifiers identify the use or product. Shall consist of 3" returns, clip mounted and stand off the wall 3/4" to 1". Neon or L.E.D. may be used for Illumination in all or part of sign. No modifiers to exceed 20" in height. These letters shall be by the Developer / Landlord.
25. All signage for End-Line Tenants shall calculate signage by the following formula:  
1-1/2' square feet of signage per 1' of linear frontage. No sign to exceed 80% of leased front or vertical height of sign band.
26. Letter style and color shall be subject to the approval by the Developer/Landlord.
27. A minimum of 32 square feet of wall sign area shall be allowed per tenant/user.
28. All logos are not to exceed 6 square feet.

#### **SA1 - SHOP TENANTS**

1. Tenants may have (1) one or (2) exterior sign on leased front fascia. Not to exceed Town of Gilbert's sign allowance.
2. (I.D. NAME) Letters to be pan channel with 5" returns  
(MODIFIERS) Letters to be reverse pan channel with 3" returns .
3. Return colors to be decided by landlord or tenant.
4. Trim cap color may be 3/4" to 1" and the color to match returns.
5. All letters shall not exceed 28" in height on (1) one line of copy.
6. Signs with (2) two lines of copy not to exceed 30" in height.
7. No sign to exceed 80% of the allowable square footage in the vertical height or length, on sign band area.
8. Illumination to be 6500 White NEON or L.E.D.
9. Plex colors to be standard acrylic colors, 211-Red, 209-Red, 407-Yellow, 506-Green, 607-Blue or vinyl overlays. Tenants may use other colors if so desired.
10. Franchises and National Companies may use their custom colors.

11. Tenants that have Tower Elements in front of their leased space may install their sign with a maximum height of 48'' for (1) one or (2) lines of copy.

### **PB1 – PAD B**

Tenant shall calculate square foot signage by using the same in paragraph number twenty-five.

Tenant may install additional sign on the Tower Element on the South Elevation. The sign must be placed on the Tower Element.

1. (I.D. NAME) Letters to be pan channel with 5'' returns  
(MODIFIERS) Letters to be reverse pan channel letters with 3'' returns.
2. Return colors to be decided by landlord or tenant.
3. Trim cap color may be ¾'' to 1'' and the color to match returns.
4. Signs with (1) one or (2) two lines of copy not to exceed 60'' in height.
5. No sign to exceed 80% of the allowable square footage in the vertical height or length, on sign band area.
6. Illumination to be 6500 White NEON or L.E.D.
7. Plex colors to be standard acrylic colors, 211-Red, 209-Red, 407-Yellow, 506-Green, 607-Blue or vinyl overlays. Tenants may use other colors if so desired.
8. Franchises and National Companies may use their custom colors.

### **RP1 – RETAIL PAD**

Tenant shall calculate square foot signage by using the same in paragraph number twenty-five.

Tenant may install (1) one sign on the Tower Element and at the ends of their building.

1. (I.D. NAME) Letters to be pan channel with 5'' returns  
(MODIFIERS) Letters to be reverse pan channel with 3'' returns.
2. Return colors to be decided by landlord or tenant.
3. Trim cap color may be ¾'' to 1'' and the color to match returns.
4. Signs with (1) one or (2) two lines of copy not to exceed 60'' in height.
5. No sign to exceed 80% of the allowable square footage in the vertical height or length, on sign band area.

6. Illumination to be 6500 White NEON or L.E.D.
7. Plex colors to be standard acrylic colors, 211-Red, 209-Red, 407-Yellow, 506-Green, 607-Blue or vinyl overlays. Tenants may use other colors if so desired.
8. Franchises and National Companies may use their custom colors.

#### **OP1 – OFFICE PAD**

1. Tenants may have (1) one exterior sign on leased front fascia. Not to exceed Town of Gilbert's sign allowance.
2. (I.D. NAME) Letters to be pan channel with 5" returns.  
(MODIFIERS) Letters to be reverse pan channel with 3" returns.
3. Return colors to be decided by landlord or tenant.
4. Trim cap color may be ¾" to 1" and the color to match returns.
5. All letters shall not exceed 28" in height on (1) one line of copy and shall be approved by landlord.
6. Signs with (2) two lines of copy not to exceed 32" in height. On Tower elements, no sign to exceed 48" in height and all sizes shall be approved by landlord.
7. No sign to exceed 80% of the allowable square footage in the vertical height or length, on sign band area.
8. Illumination to be 6500 White NEON or L.E.D.
9. Plex colors to be standard acrylic colors, 211-Red, 209-Red, 407-Yellow, 506-Green, 607-Blue or vinyl overlays. Tenants may use other colors if so desired.
10. Franchises and National Companies may use their custom colors.

#### **DCP1 – DAYCARE PAD**

Tenant shall calculate square foot signage by using the same in paragraph number twenty-five.

Tenant may install (2) two exterior signs with (1) one on the front fascia. Tenant may install additional sign on the South Elevation of their building.

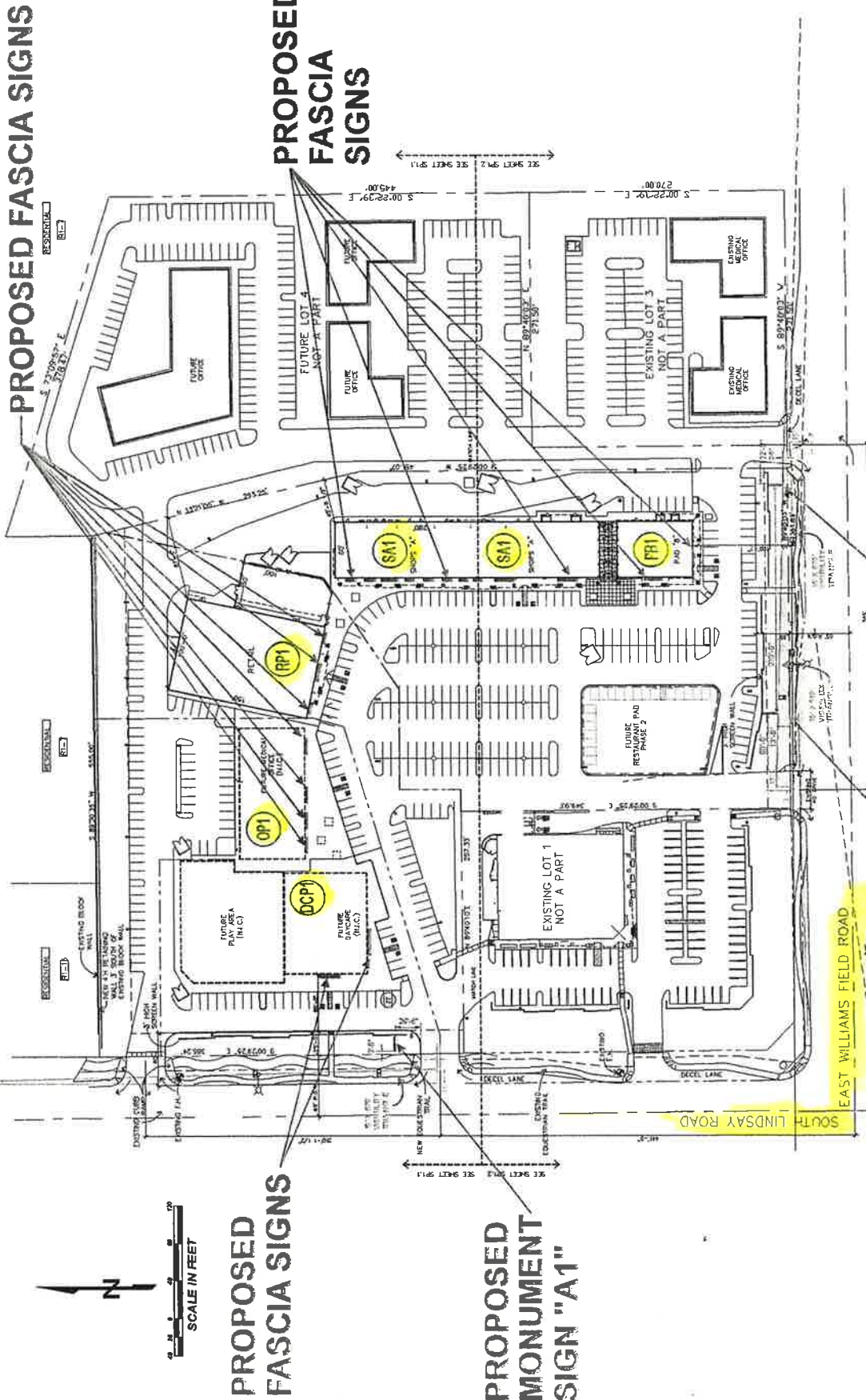
1. (I.D. NAME) Letters to be pan channel with 5" returns.  
(MODIFIERS) Letters to be reverse pan channel with 3" returns.
2. Return colors to be decided by landlord or tenant.

3. Trim cap color may be  $\frac{3}{4}$ " to 1" and the color to match returns.
4. Signs with (1) one or (2) two lines of copy not to exceed 48" in height.
5. Illumination to be 6500 White NEON or L.E.D.
6. Plex colors to be standard acrylic colors, 211-Red, 209-Red, 407-Yellow, 506-Green, 607-Blue or vinyl overlays. Tenants may use other colors if so desired.
7. Franchises and National Companies may use their custom colors.

Project Name: LEXON - Site Plan - 3222 E. Lindsay Road, Gilbert, AZ  
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DATE OF DWA: 04/14/06	REVISION: 06/08/06	LANDLORD APPROVAL: DATE OF APPL: 06/08/06
SIGN DESIGN: SCALE(S): CONTACT: SCOTT HUDSON - 602.570.1912 ELEVATION: 1" = 100' DETAILS:		

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# DESIGN REVIEW BOARD STAFF REPORT

AGENDA

# 5

**TO:** DESIGN REVIEW BOARD

**FROM:** DAVID NICOLELLA, PLANNER I *DN*

**THROUGH:** MARIA S. CADAVID, AICP, PLANNING MANAGER *MS*

**MEETING DATE:** JULY 14, 2005

**SUBJECT:** DR03-86 COMPREHENSIVE SIGN PACKAGE FOR LINDSAY SQUARE LOCATED AT THE NEC OF LINDSAY AND WILLIAMS FIELD ROADS.

## REQUEST

Approval of a Comprehensive Sign Package for Lindsay Square located at the NEC of Lindsay and Williams Field Roads. The subject site is zoned CC (Community Commercial) with a Planned Area Development (PAD) overlay.

## RECOMMENDED MOTION

Move to approve DR03-86 Comprehensive Sign Package subject to conditions.

## APPLICANT/OWNER

Scott D. Hudson  
Arizona Commercial Signs  
4018 E. Winslow  
Phoenix, AZ 85040  
V: 480-921-9900  
F: 602-437-8073  
E: shudson@arizonacommercialsigns.com

Lindsay Williams Field Investors, LLC  
8111 E. Indian Bend Rd.  
Scottsdale AZ 85250

V: 480-894-6363  
F: N/A  
E: N/A

## HISTORY

**April 18, 1989:** The Town Council approved Ordinance 628 (Z88-17), which rezoned the property from AG (Agricultural) to PSC-1 (Planned Shopping Center) and R-S (Residential Services) as part of the Lindsay/Williams Field PAD.

**April 1, 1997::** The Town Council approved Ordinance 1021 (Z96-29), for the modification of the development plan for the Lindsay/Williams Field PAD.

**January 5, 1999:** The Town Council approved S520, the Final Site Plan for the proposed Walgreen's, the preliminary site plan for the retail center and garden office complex.

**September 12, 2002:** DR02-52, Approval of the site plan, grading and drainage, architecture, landscaping, elevations, and lighting for two medical buildings located east of the NEC of Lindsay & Williams Field Roads.

**December 11, 2003** DR03-86 Approval of site plan, architecture, landscaping, grading, elevations and lighting for the Lindsay Square commercial development located at the northeast corner of Lindsay and Williams Field Roads within the C-1 Light Commercial zone with a PAD overlay.

### PROJECT FACTS

#### Surrounding Land Uses:

	Land Use Category	Existing Zoning	Existing Use
<b>North</b>	Residential 2 – 3.5 du/acre	PAD with the underlying zoning SF-7 & SF-15	Single Residential Dwellings
<b>East</b>	Neighborhood Office (NO)	PAD with the underlying zoning Neighborhood Office (NO)	Medical Office Buildings
<b>South</b>	Residential 1-2 du/acre	Maricopa County	Vacant
<b>West</b>	Residential 0-1 du/acre	Maricopa County	Single Residential Dwellings
<b>Onsite</b>	Community Commercial (CC)	PAD with underlying zoning Community Commercial (CC)	Five retail building totaling approximately 56,400 square feet

#### Data:

Signage Details	Proposed	Sign Code Regulations - Commercial
Number of signs proposed	21 Wall signs 3 Monuments – double sided	Sign are regulated based on placement, maximum sign area, and linear feet of frontage.
Maximum wall sign area allowed	1.5 sq.ft of sign area per 1 linear foot of frontage,- other restrictions apply	1.5 sq.ft per linear foot of frontage, >75'. All buildings in this center are setback >75'
Maximum number of monument signs	3 new signs proposed. 2 on East Williams Field and 1 on South Lindsay Road	1 sign per 300' street frontage, minimum spacing 100' apart
Maximum monument sign height and area per sign	3 monument signs at 8 feet and 60 sq.ft. (each side)	8 feet and 60 sq.ft per sign allowed (each side)
Maximum sign length	80% of sign band	80% maximum of sign band
Maximum letter height	80% of sign band	80% maximum of sign band
Type of signs	LED and Internally illuminated neon pan channel letters, acrylic face, 3" returns. Illumination to be 6500 white neon or LED.	Illuminated and non-illuminated permitted, no exposed raceways allowed.

## DISCUSSION AND ANALYSIS

### Signage

This application is for a Comprehensive Sign Package for Lindsay Square Shops currently under construction. The proposed signage meets code in terms of size, placement, design, quality of materials, and construction. Paint colors and materials proposed for the monument signs are identical to those of the building.

### Monument Signs

The applicant is requesting two monument signs along E. Williams Field Road and one along S. Lindsay Road. Located on the northeast corner of E. Williams Field and S. Lindsay Roads is an existing Walgreen's drug store. This is not part of the comprehensive sign package and yet the applicant is counting the Walgreen's street frontage as part of their overall street frontage calculation. The applicant is requesting two monument signs along E. Williams Field Road and is using the Walgreen's street frontage to achieve the six-hundred (600) feet of street frontage required to have two monument signs. If two monument signs are approved along E. Williams Field Road then the Walgreen's will not be allowed to have a monument sign if they ever chose to do so. For several years Walgreen's has been operating without monument signs. Walgreen's never had a monument signs installed on either E. Williams Field or S. Lindsay Roads. Nevertheless, staff requested the applicant to obtain a letter from Walgreen's acknowledging their street frontage is being used to justify two monument signs and if two monument signs are approved Walgreen's will forfeit their right to ever have a monument sign along E. Williams Field Road.

Staff recommends that only one monument sign on E. Williams Field and one on S. Lindsay Roads be approved until the applicant obtains a letter from Walgreen's. Staff will assure that these signs meet Town code for placement at a minimum of 100' from each other with one sign allowed for every 300' of frontage.

The monument signs are 8' tall, incorporate the colors and brick veneers used on the shopping center building, and measure approximately 60 sq.ft of sign area per side. Each monument sign will be positioned in accordance with the sight visibility triangle regulation.

### Wall Signs

Staff finds that wall signage meets code requirements in terms of sign area, placement, and materials. Signage will have internally illuminated neon pan channel letters with acrylic faces. Illumination will be 6500 white neon or LED. Corporate colors for plexi-glass, trim caps, and returns may be used.

## FINDINGS

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of the project:

1. The project is consistent with the Commercial Design Guidelines;
2. The project is consistent with all applicable provisions of the Zoning Code;
3. The project is compatible with adjacent and nearby commercial development; and
4. The project design provides for safe and efficient provision of public services.

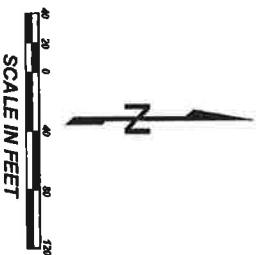
## **STAFF RECOMMENDATION**

Approval of DR03-86, a Comprehensive Sign Package for Lindsay Square subject to the following conditions:

1. Any signs permitted for the Lindsay Square Shopping Center shall conform to the sign packet for Lindsay Square as approved by the Design Review Board on the public meeting of July 14, 2005.
2. The applicant shall submit to the Planning Department a revised site plan showing one monument sign on E. Williams Field Rd with a potential for a second monument upon submittal of letter by user of lot 1 (Walgreen's) that their right to have a monument sign along E. Williams Field Road is forfeited.
3. All signage must be reviewed and approved by the Planning Department prior to the issuance of a sign permit.

### **Attachments**

- A six (6) page sign package which includes the following:
  1. Vicinity map/ Site plan
  2. Pad B1/RESTAURANT wall signs
  3. Pad SA1/SHOPS wall signs
  4. Pad RP1and OP1/RETAIL/OFFICE wall signs
  5. Pad DCP1/DAYCARE wall signs
  6. Monument sign elevation

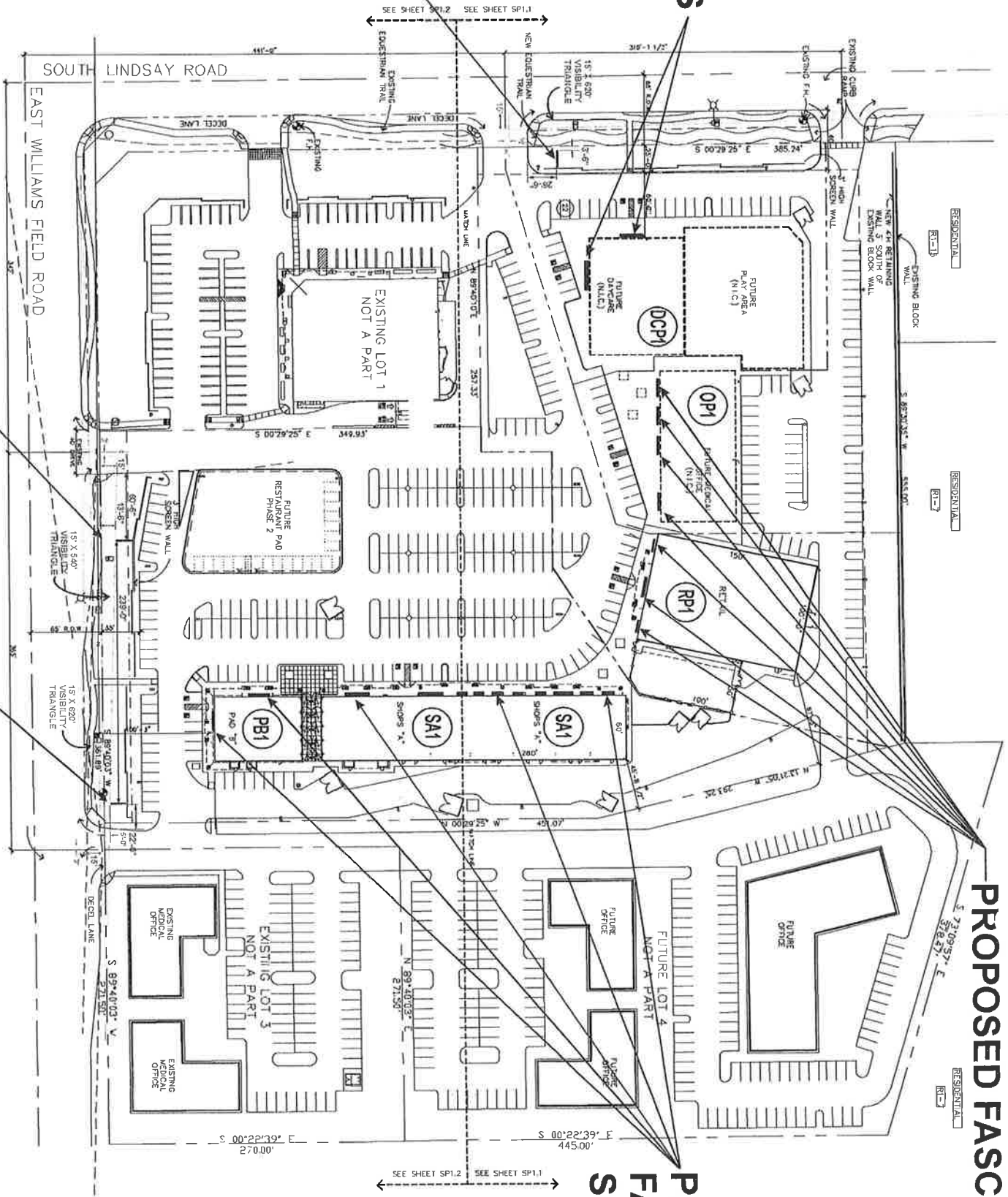


PROPOSED  
FASCIA SIGNS

PROPOSED  
MONUMENT  
SIGN "A1"

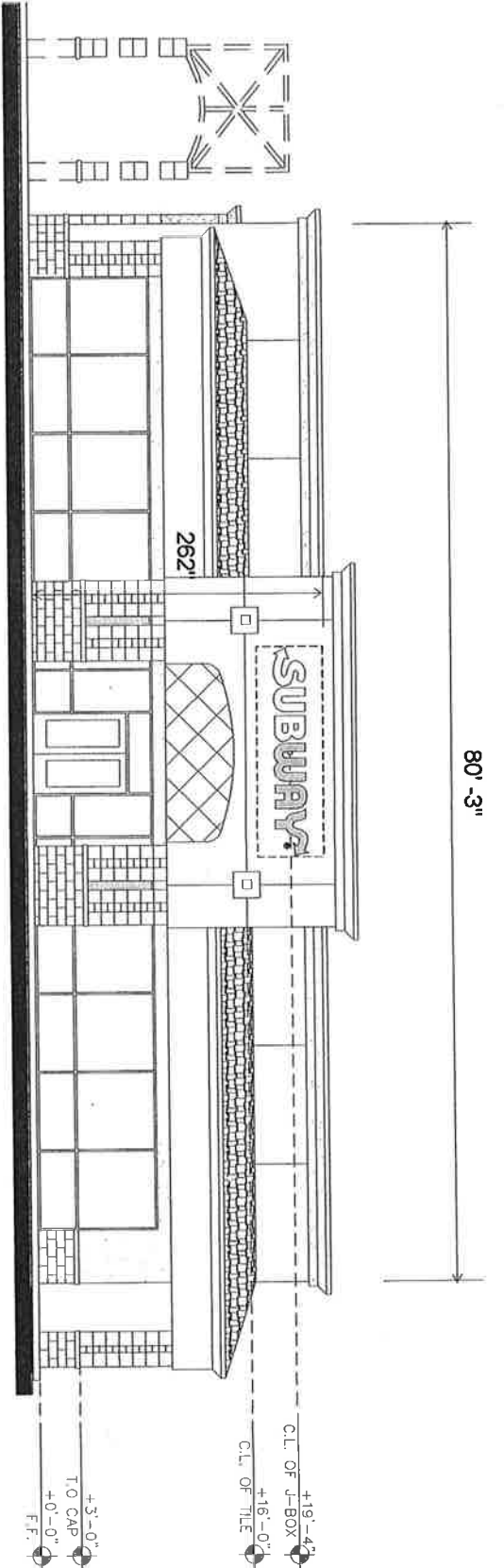
PROPOSED MONUMENT SIGN "A2"

PROPOSED MONUMENT  
SIGN "A2"



PROPOSED FASCIA  
SIGN

80'-3"



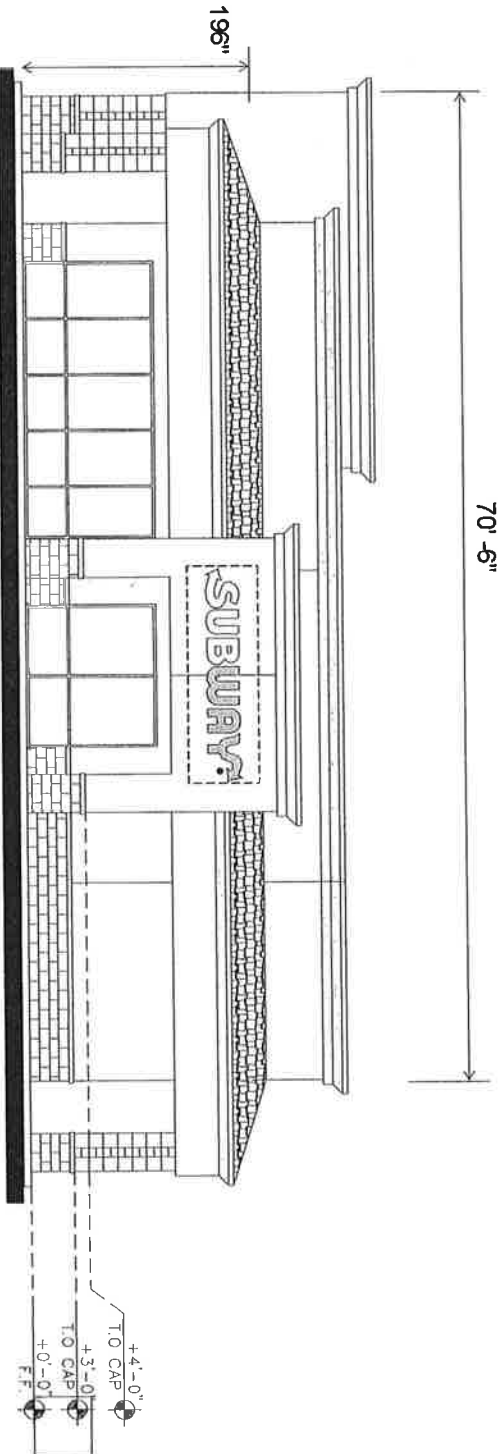
PB1

West Elevation - "Pad B/Restaurant" Pad

Scale 3/32" = 1'

70'-6"

196'



PB1

South Elevation - "Pad B/Restaurant" Pad

Scale 3/32" = 1'

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Project Name:

LINDSAY SQUARE - "PAD B/RESTAURANT PAD" Elevations - 32222 S. Lindsay Road, Gilbert, AZ

Nationwide

Sign Systems

COMMERCIAL SIGNS

SCALE(S):

CONTACT: SCOTT HUDSON - 602.570.1912

ELEVATION: 3/32" = 1' - 0"

DATE OF DWG.: 06/17/04

REVISION DATE: 06/08/05

DESIGN:

DETAILS:

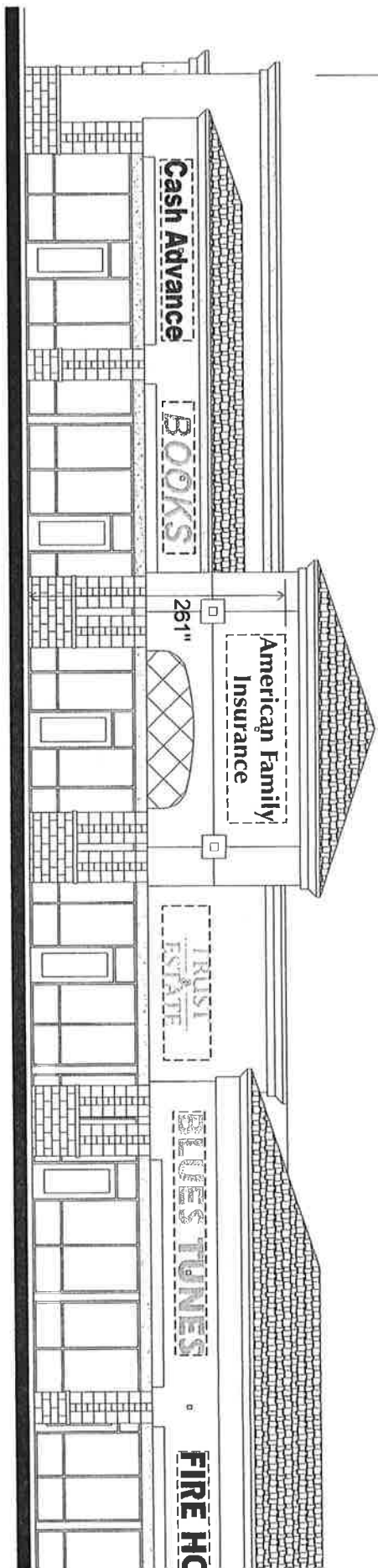
LANDLORD APPROVAL:

DATE OF APPL.:

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Att:

134' - 6" (OVERALL LENGTH 279' - 6")



SA1

North-West Elevation - "RETAIL SHOPS" Pad

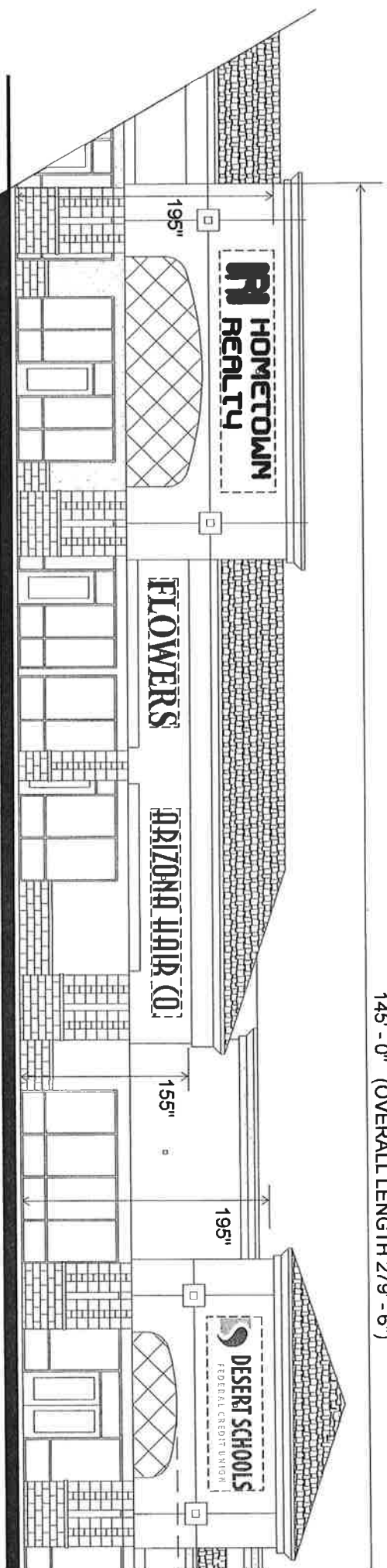
Scale 3/32" = 1'

145' - 0" (OVERALL LENGTH 279' - 6")

SA1

South-West Elevation - "RETAIL SHOPS" Pad

Scale 3/32" = 1'



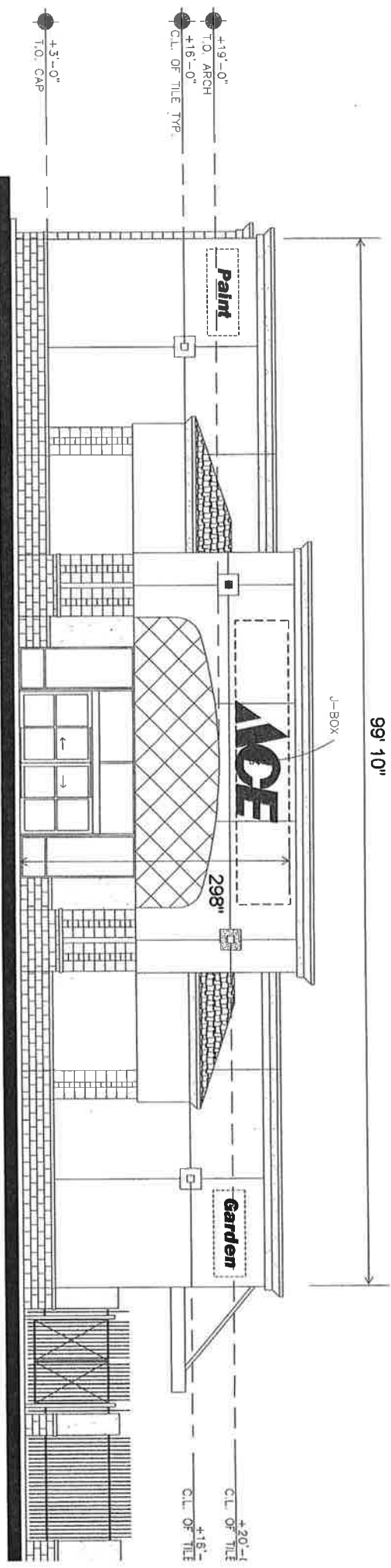
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Project Name: LINDSAY SQUARE - "SHOPS "A" " Elevations - 3222 S. Lindsay Road, Gilbert, AZ

Sign Systems CONTACT: SCOTT HUDSON - 602.570.1912 DATE OF DWG: 06/17/04 REVISION DATE: 06/08/05

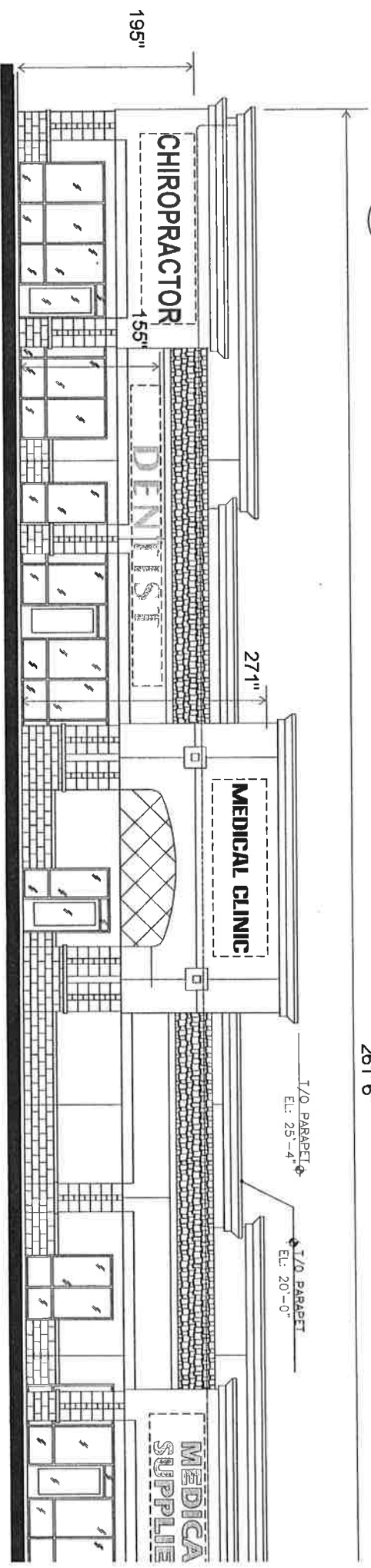
SCALE(S): ELEVATION: 3/32" = 1' - 0" LANDLORD APPROVAL: DATE OF APPL:

COMMERCIAL SIGNS SIGN DESIGN: DETAIL S:



**RP1** South Elevation - "RETAIL/ACE Hardware" Pad  
Scale 3/32" = 1'

261' 6"



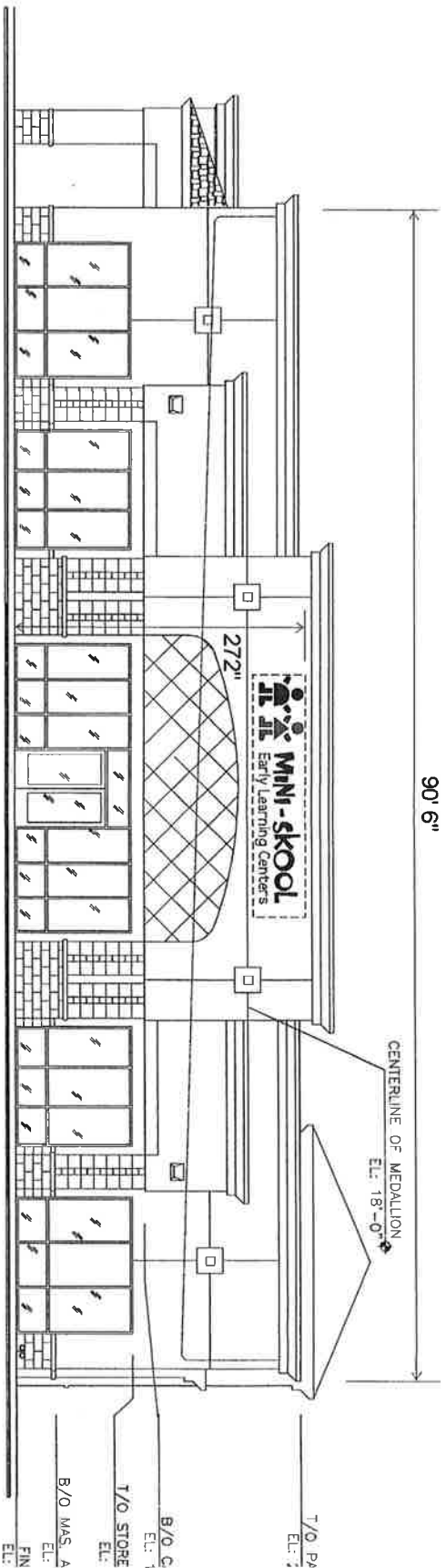
**OP1** South Elevation - "MEDICAL OFFICE" Pad  
Scale 3/32" = 1'

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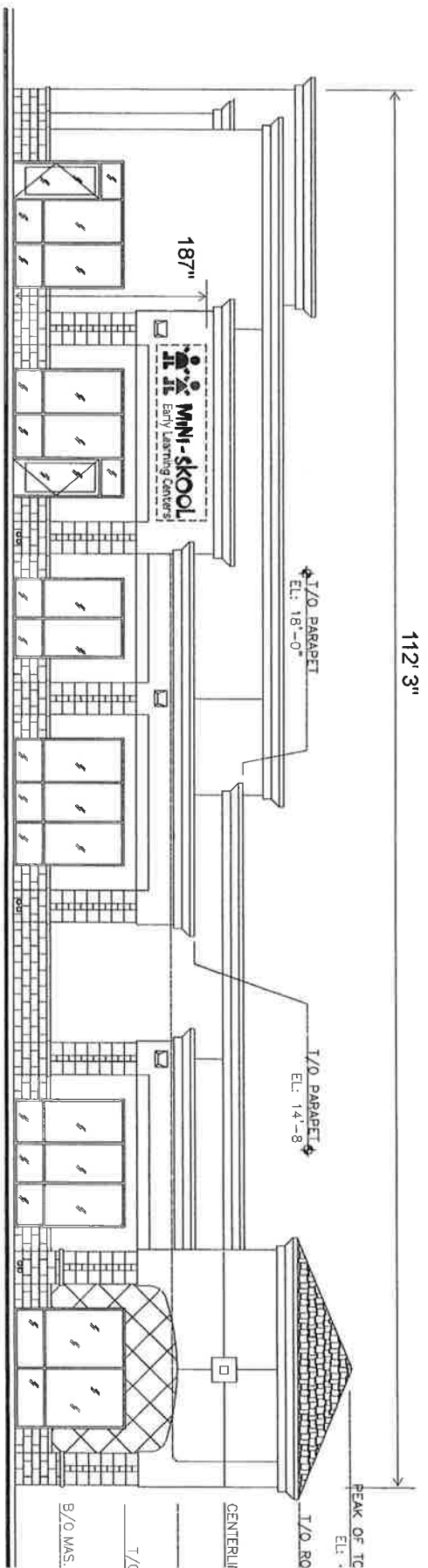
<b>Project Name:</b> LINDSAY SQUARE - "RETAIL/OFFICE" Elevations - 3222 S. Lindsay Road, Gilbert, AZ	
<b>Sign Systems Nationwide</b> <b>Commercial Signs</b>	<b>Contact:</b> SCOTT HUDSON - 602.570.1912 <b>Elevation:</b> 3/32" = 1' - 0" <b>Design:</b>
<b>Scale(s):</b> <b>Sign</b>	<b>Date:</b> 06/17/04 <b>Revision:</b> 06/08/05 <b>Landlord Approval:</b>
<b>Detail S:</b>	<b>Date of Appl.:</b>

THIS DRAWING IS THE PROPERTY OF ARIZONA COMMERCIAL SIGNS & IS NOT TO BE REPRODUCED BY ANY OTHER SIGN COMPANY

Attach



**DCP1** West Elevation - "DAYCARE" Pad  
Scale 3/32" = 1'



**DCP1** South Elevation - "DAYCARE" Pad  
Scale 3/32" = 1'

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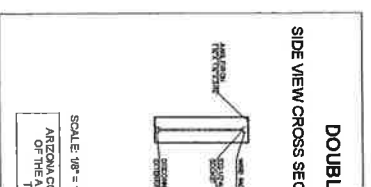
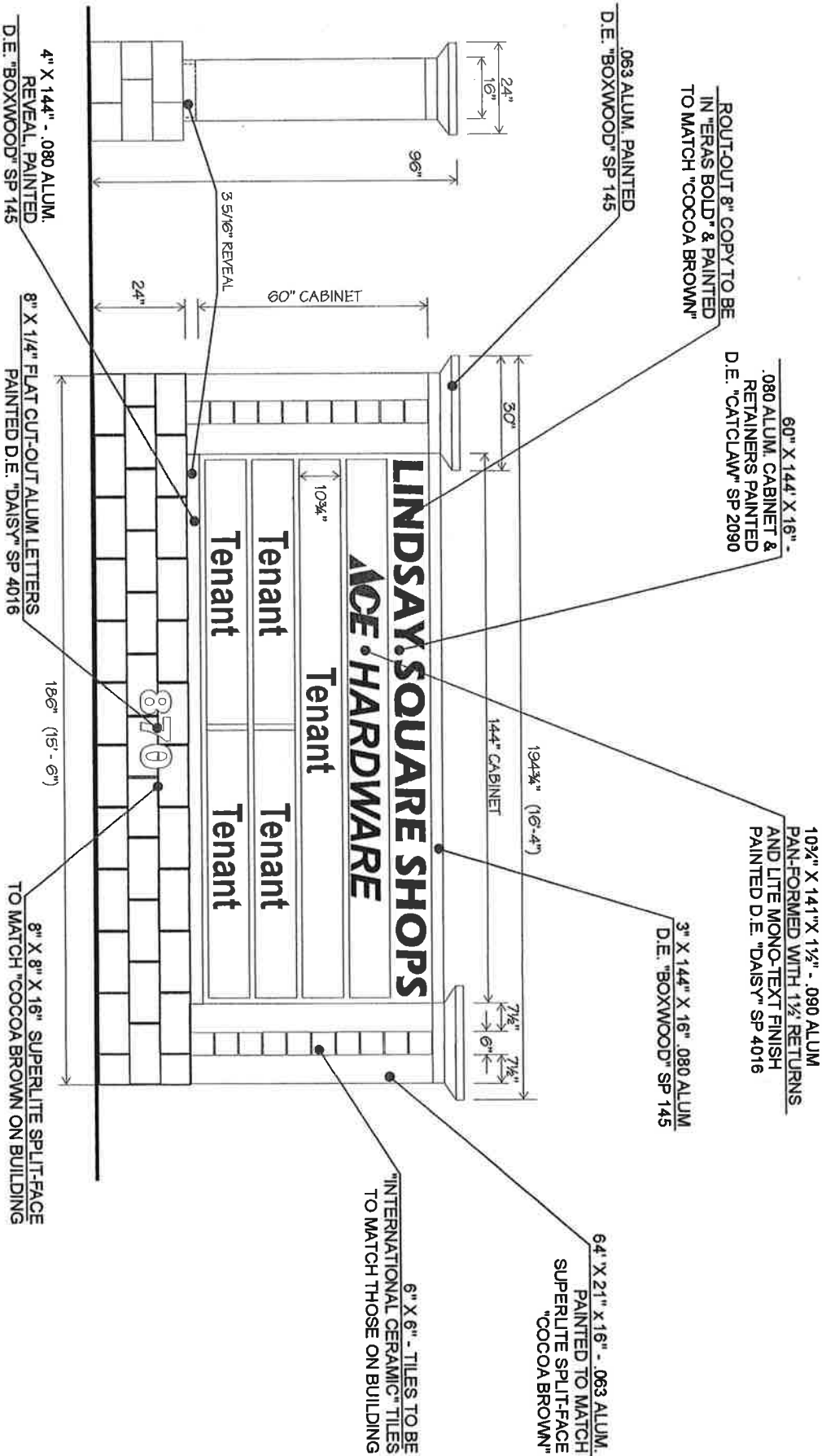
**Project Name:** LINDSAY SQUARE - Elevations - 3222 S. Lindsay Road, Gilbert, AZ

**Sign Systems:** CONTACT: SCOTT HUDSON - 602.570.1912

**SCALE(S):** ELEVATION: 3/32" = 1'-0" DATE: 06/17/04 REVISION: 06/08/05

**DESIGN:** SIGN LANDLORD APPROVAL: DATE OF APPTL:

**DETAILS:**



**SQUARE FOOT**

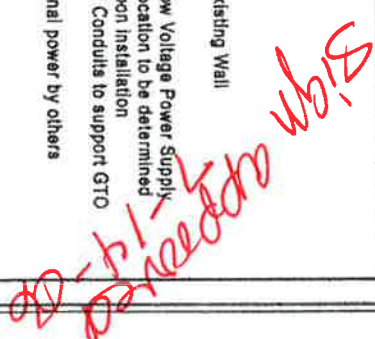
THREE (3) - DOUBLE FACED ILLUMINATED FREESTANDING MONUMENT SIGN:  
 CORNICE: MADE OF .063 ALUM., PAINTED D.E. "BOXWOOD" SP 145  
 CABINET: MADE OF .080 ALUM., PAINTED D.E. "CATCLAW" SP 2090  
 ILLUMINATION: CWHQ 800 MA FLOURESCENT TUBING  
 1 1/2" ALUM. BETWEEN PANELS: MADE OF .080 ALUM., PAINTED D.E. "CATCLAW" SP 2090  
 "LINDSAY SQUARE SHOPS": 8" ROUT-OUT COPY, IN "ERAS BOLD" TYPESTYLE, PAINTED TO MATCH  
 "COCOA BROWN" - SUPERLITE SPLIT-FACE BLOCK COLOR  
 TENANT PANELS: PAN-FORMED, MADE OF .090 ALUM. WITH LITE MONO-TEXT FINISH, PAINTED  
 D.E. "DAISY" SP 4016

REVEAL: 4" .080 ALUM., PAINTED D.E. "BOXWOOD" SP 145  
 POLE COVERS: MADE OF .080 ALUM., PAINTED TO MATCH "COCOA BROWN" - S  
 COLOR, WITH CUSTOM TILE ATTACHED PER CUSTOMERS APPROVAL  
 BASE: MADE OF SUPERLITE 8" X 8" SPLIT-FACE "COCOA BROWN" TO MATC  
 ADDRESS NUMBERS: MADE OF .080 ALUM., PAINTED D.E. "CATCLAW" SP 2090  
 "LINDSAY SQUARE SHOPS": 1/4" F.C.O. ALUM., LETTERS PAINTED D.E. "DAISY" S  
 STYLE

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<b>Project Name:</b> LEXON - Monument - 3222 E. Lindsay Road, Gilbert, AZ	
<b>Sign Systems:</b> Nationwide	<b>Contact:</b> SCOTT HUDSON - 602.570.1912
<b>Scale(s):</b>	<b>Elevation:</b>
<b>Sign Design:</b> 3/8" = 1' - 0" DETAILS:	<b>Date:</b> 06/15/04
	<b>Revision:</b> 06/02/05
	<b>Landlord Approval:</b>
	<b>Date of Appvl.:</b>

## TYPICAL SECTION VIEW



## NOTES

My Deedman 7-14-02

## REQUIRED SIGNATURES

Customer \_\_\_\_\_ Date \_\_\_\_\_

Landlord \_\_\_\_\_ Date \_\_\_\_\_



## FRONT ELEVATION

**Work:** Fabric and install new LED Pan Channel Letters and logo box, flush mounted to fascia. Lineal Footage is 23 Feet. Letters are per dimensions identified above. Total square footage is 32. Logo box is 6 sq ft. Sign elevation faces South. LED Pan Channel letters are to be Red #211-1 acrylic faces. Letters are to have black trim cap and black returns and illuminated with led. Logo box to have white acrylic face with 3M translucent vinyl overlay. Logo box to have black trimcap and returns.

No exposed conduit, tubing, or transformers. This sign and its installation will comply with all local building and electric codes and be UL certified.

## SPECIFICATIONS

 <b>SIGN-A-RAMA</b> COMMERCIAL, INC. www.signarama.com		3400 N. Arizona Ave. Suite 1177118 Chandler, Arizona 85225 PH: 480.821.1100 FX: 480.821.0700	
Date:	6.8.06	Project Name:	MEAL MAKERS
Book:	NTS	Address:	854 E WILLIAMS FIELD #101
Drawing:	B.8.06	City/State:	GILBERT
Series:	BE		
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No.	Designer	Date	
1	EP5	06.08.06	
2			
3			
4			
5			
6			
7			
8			
Request Number: 1		<b>DESIGN DRAWING 1 of 1</b>	
File Location: 6.06			